



# Re-imagining Evergreen Terrace

Redevelopment Planning for Evergreen Terrace

Presentation to the NAC | October 17, 2022



BC Housing and their team acknowledges and offers gratitude to the Lekwungen speaking peoples, home of the the Ləkʷəŋən (Songhees) and Xwsepsum (Esquimalt) Nations, on whose traditional lands we work and live.





## Redevelopment Process | BC Housing Project Objectives:

1. Adhere to development best practices that integrate **non-market and market housing** as well as affordability and ecological considerations into a vibrant mixed-use neighbourhood.
2. **Maximize the opportunities** associated with the site and its proximity to amenities.
3. Integrate land uses in stages to be **sequenced over time**, based on BC Housing program needs.
4. **Consider current residents first** at all key stages of the redevelopment process.



## Redevelopment Process | BC Housing Project Objectives:

5. **Reinstate**, at a minimum, the current number of affordable housing units.
6. **Reinvest value** realized from the redevelopment into affordable housing programs in B.C.
7. **Improve quality of affordable housing** to reduce operational costs and better use public funds.
8. **Engage and collaborate with First Nations** to explore opportunities for involvement in the redevelopment, and to advance BC Housing's reconciliation work.



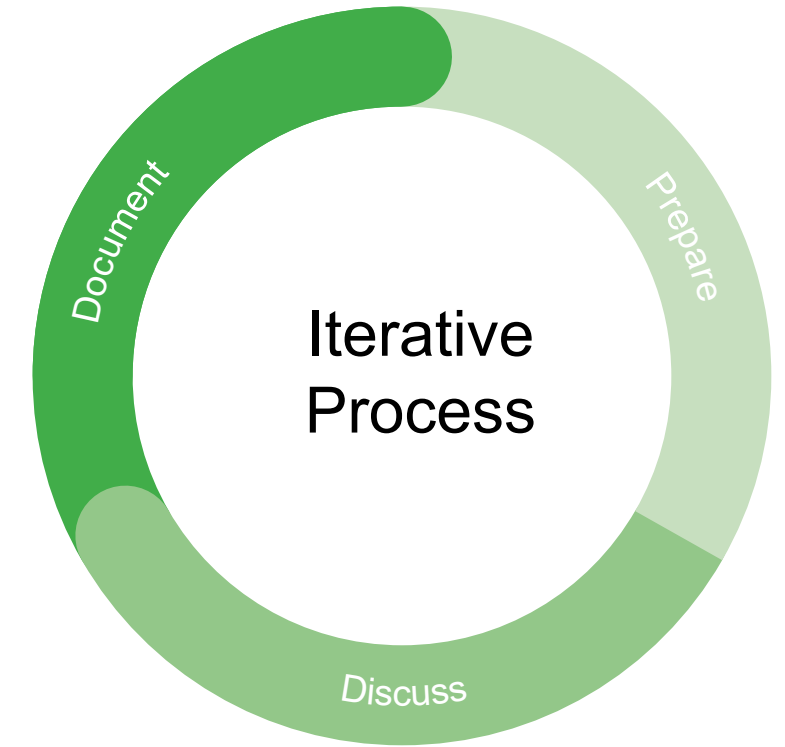
# Redevelopment Process

## Comprehensive Planning Process | Reimagining Evergreen Terrace

### Phase 1 - Feasibility Analysis

- understanding
- community input
- collaborative
- iterative

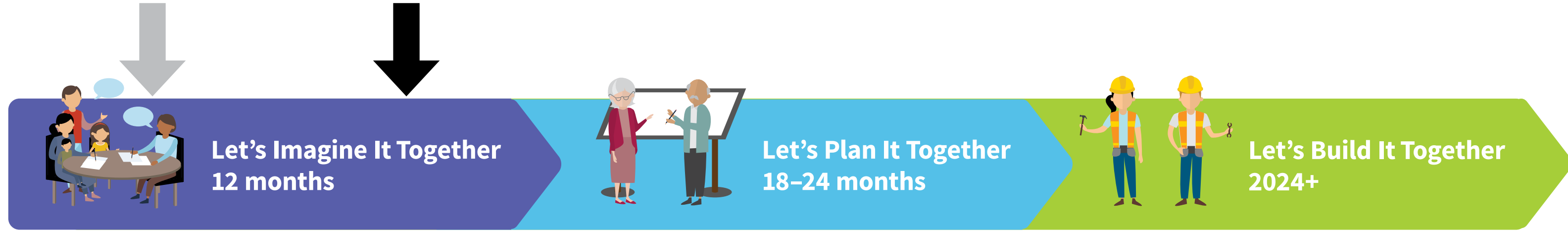
### Phase 2 - Development of Preferred Plan



# Redevelopment Process | Timeline

May 2022  
NAC Meeting

October 2022  
NAC Meeting



# Engagement Overview

- First Nations
- Tenants
- Community





# Planning and Policy Context

- Official Community Plan
- Hillside-Quadra Neighbourhood Plan
- Parks and Open Space Master Plan
- Urban Forest Master Plan
- Arts and Culture Master Plan
- Victoria Housing Strategy
- Inclusionary Housing and Community Amenity Policy
- Missing Middle Housing Policy (under development, ongoing)
- GO Victoria, Sustainable Mobility Strategy
- Placemaking Toolkit
  
- Design Guidelines (Development Permit Areas)
  
- Zoning Bylaw
- Tree Protection Bylaw
- Streets and Traffic Bylaw
- Subdivision and Development Servicing Bylaw



## Official Community Plan

JULY 2012  
Updated: July 14, 2022



# Planning and Policy Context

## Hillside-Quadra Neighbourhood Plan 2022

- Housing Opportunity
- Special Planning Area

*“Consider future renewal of Evergreen Terrace that adds affordable and mixed-income housing in a mix of building types, green spaces and amenities, and sustainable transportation options.”*

*“Seek to deliver a minimum of 400-500 net new non-market housing units.”*

## Future Land Use Summary

This section provides a summary of future land uses envisioned for the Hillside-Quadra Neighbourhood.

Further details are provided in subsequent sections or related City plans and policies as noted.

Map 3: Hillside-Quadra Land Use (for reference only, please see OCP)



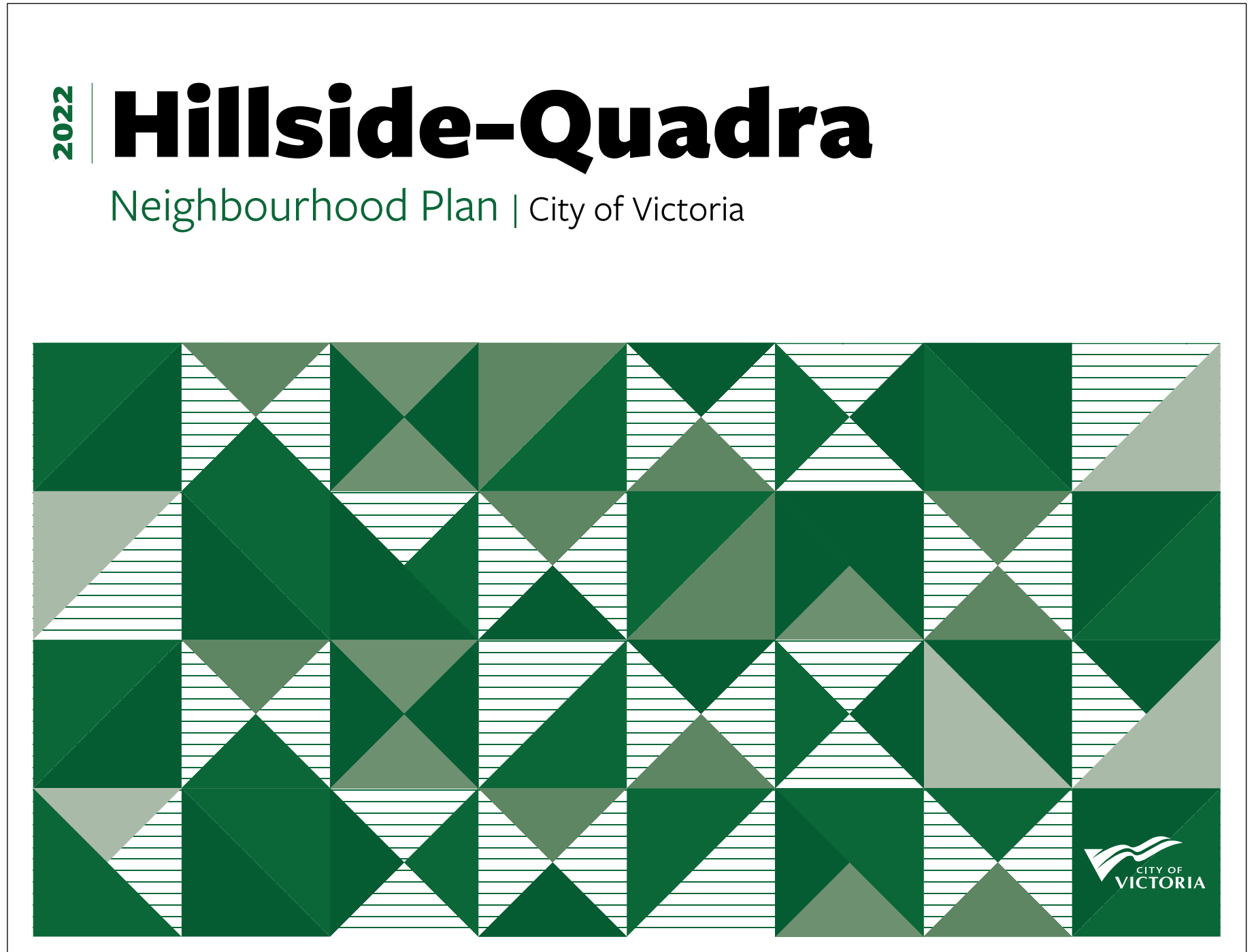
# Planning and Policy Context

OCP, 2022

*“Additional increased density of approximately 2.5:1 may be considered for projects where substantial public benefit is provided”*

Hillside-Quadra Neighbourhood Plan, 2022

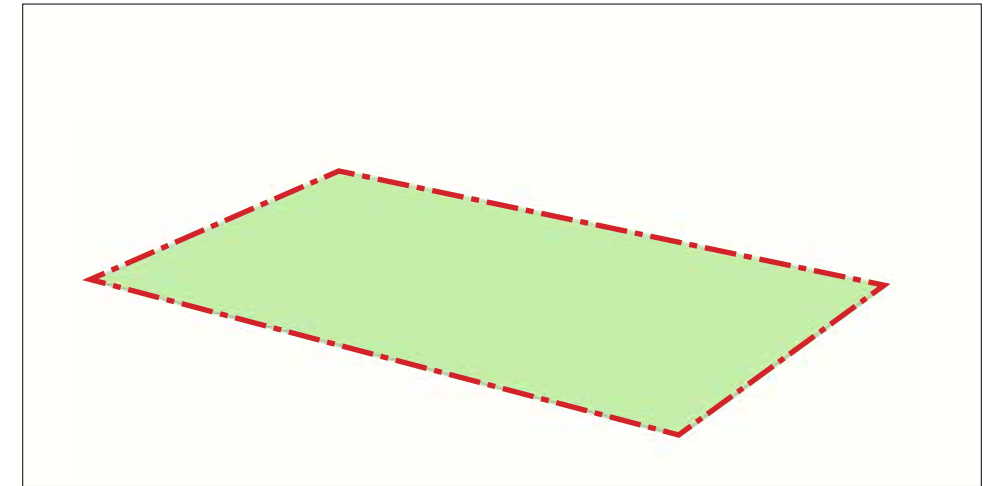
*“An underlying Urban Place Designation may provide general guidance for the envisioned scale and character but does not constrain potential for other uses, densities, or built forms which should be established through additional planning and engagement.”*



# Defining Density

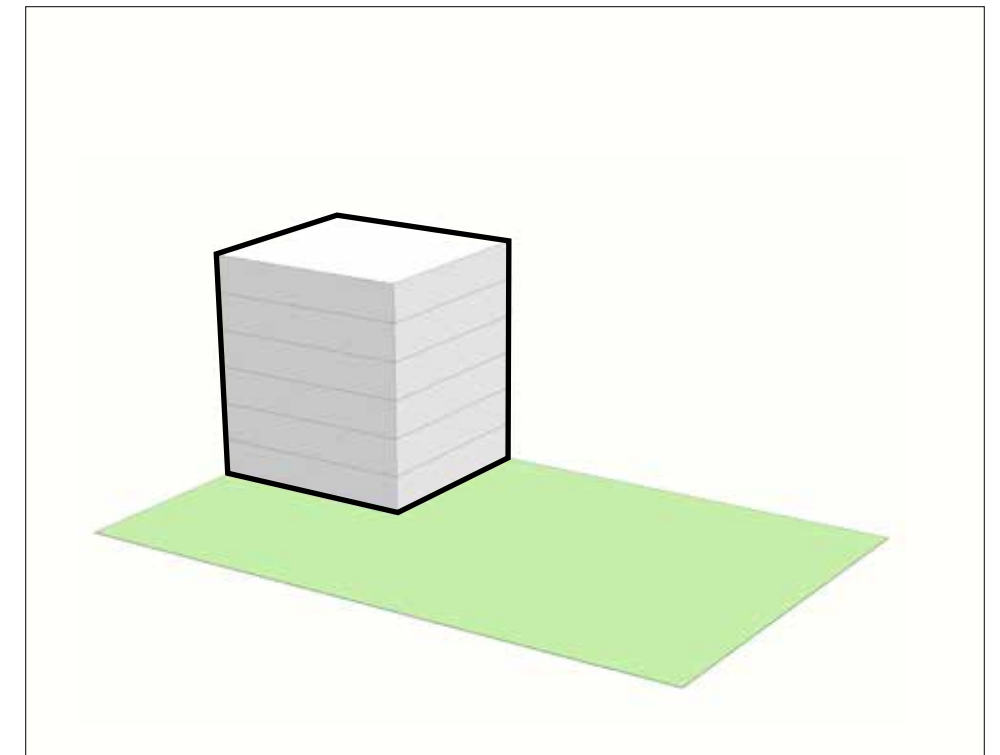
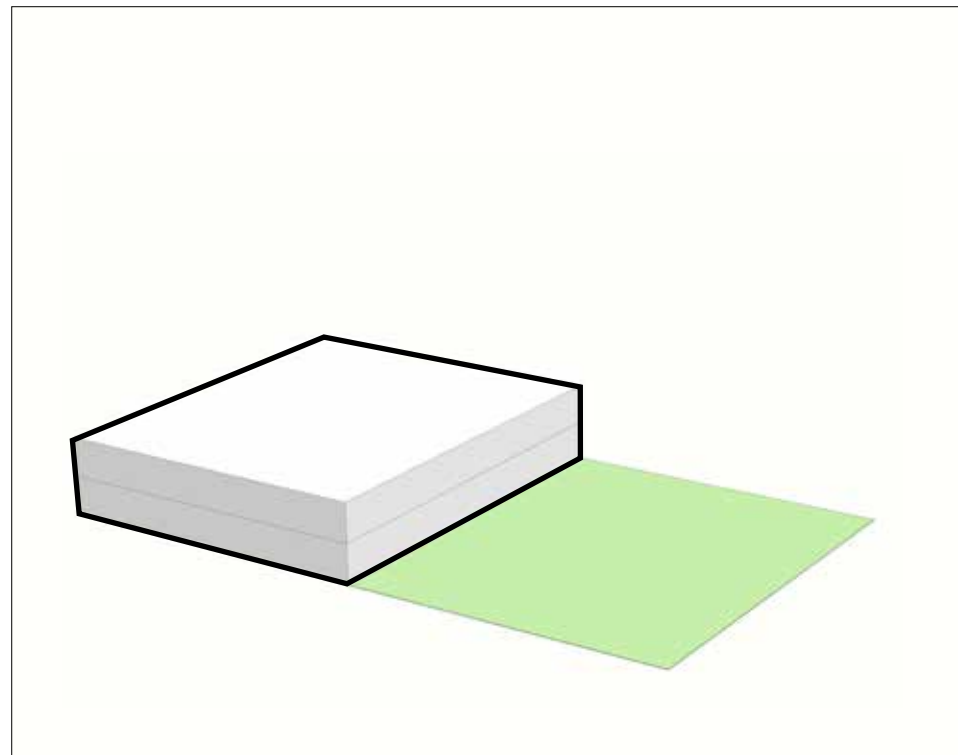
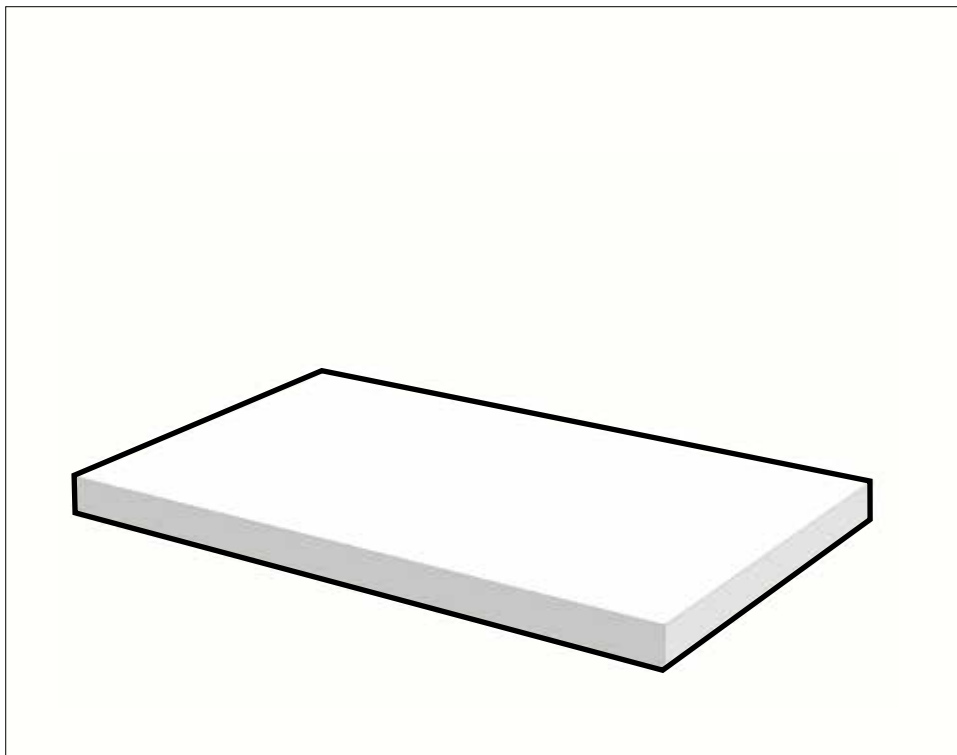
## FSR = Floor Space Ratio

- How the City measures the amount of building area allowed on a property, aka 'density'
- Is equal to the total building area divided by the site area



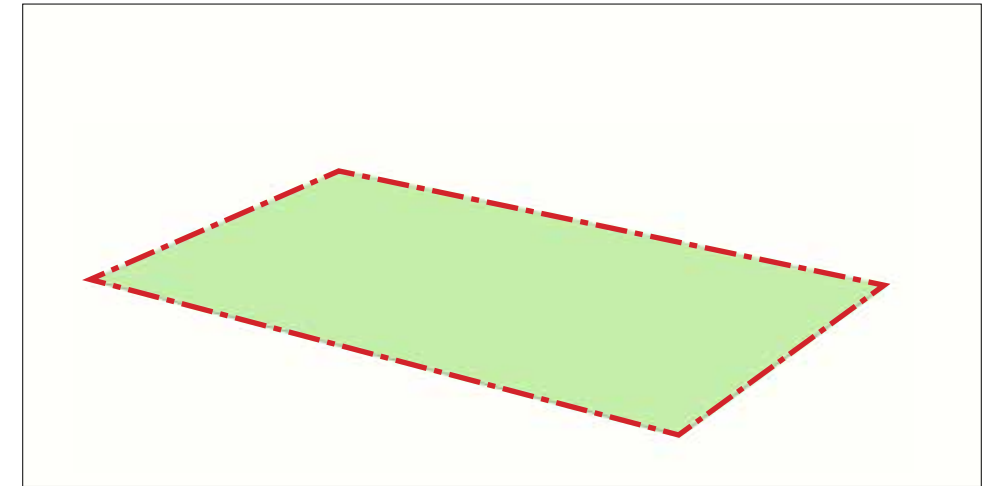
A property

## Examples of 1:1 FSR



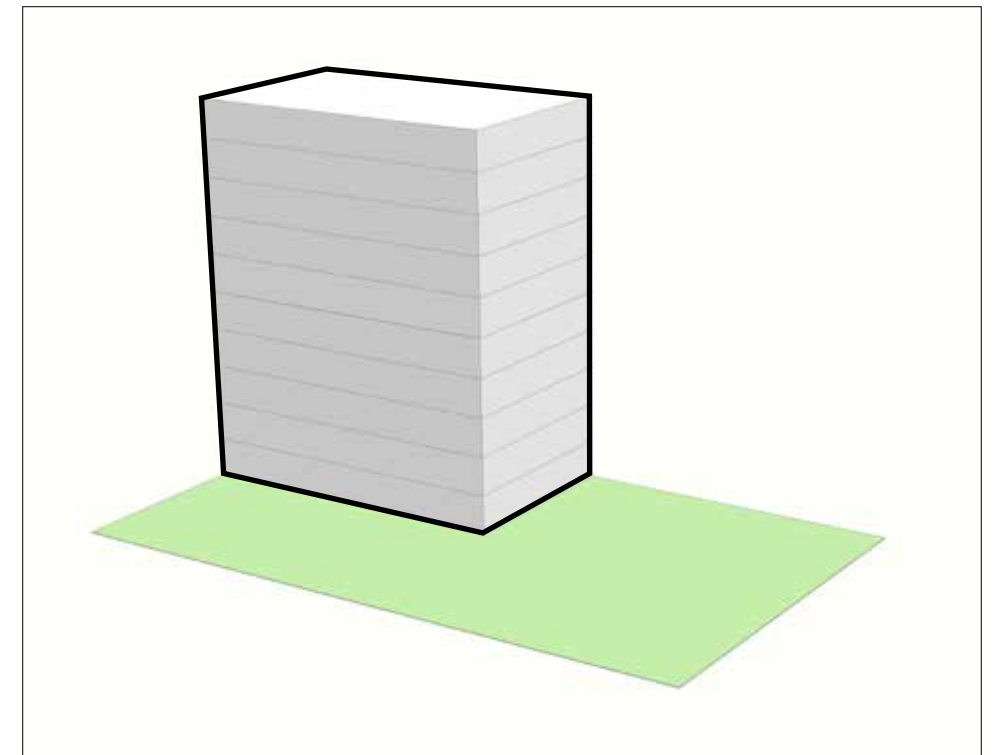
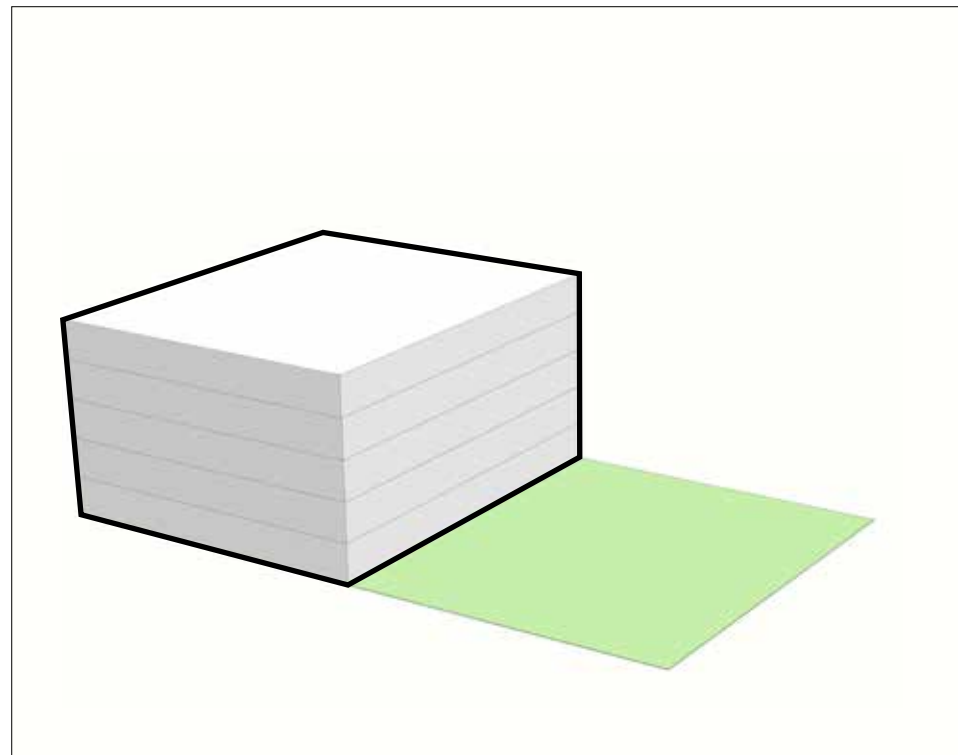
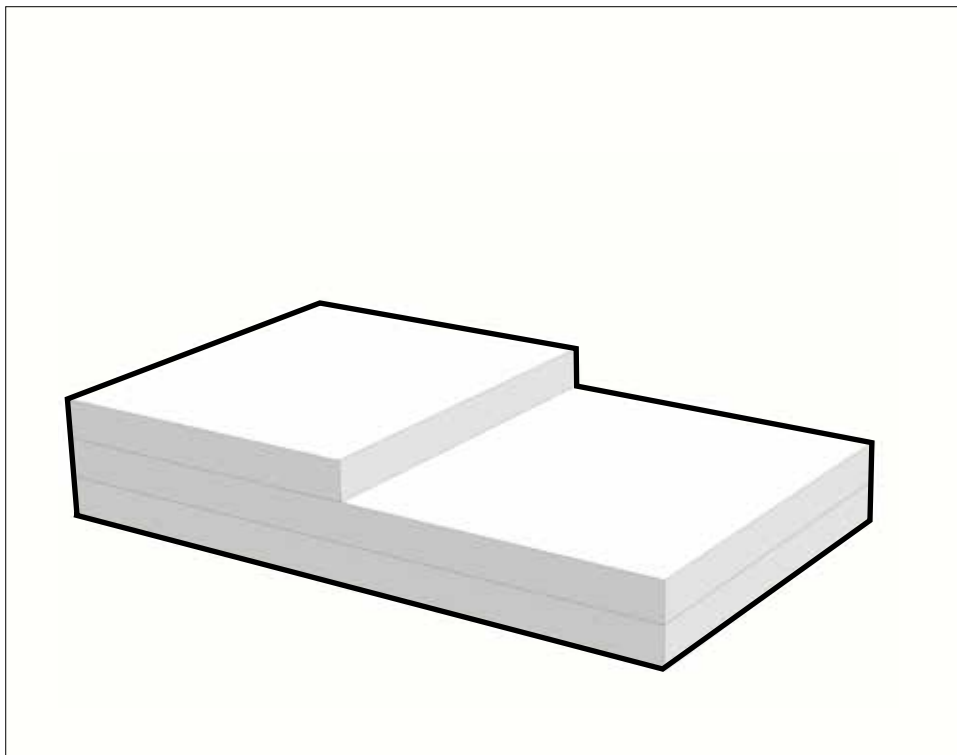
# Defining Density

- The shorter the building, the less open space is left at the ground level
- The taller the building, the more open space at the ground level



A property

## Examples of 2.5:1 FSR

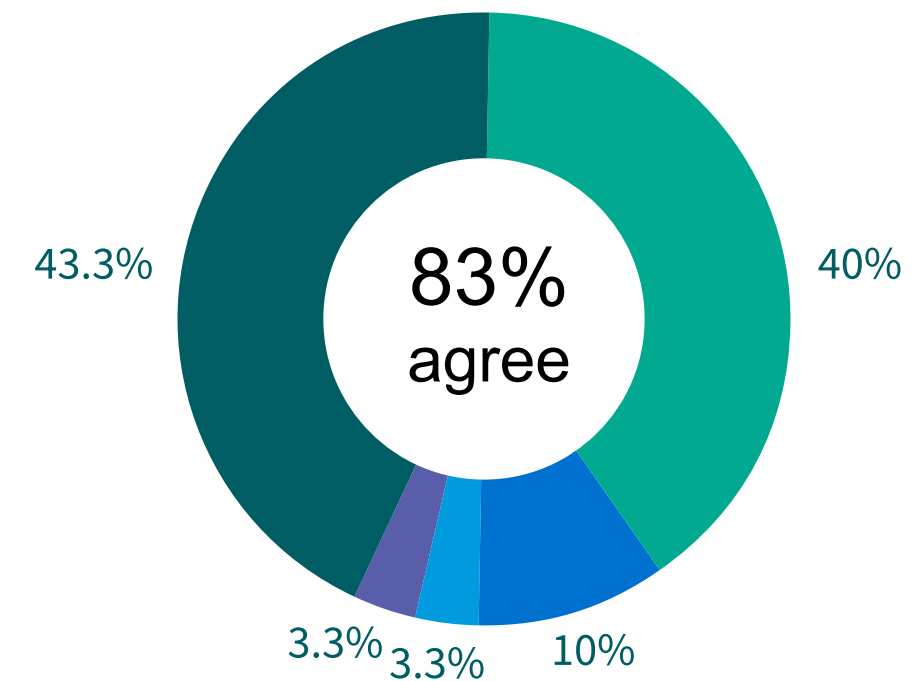




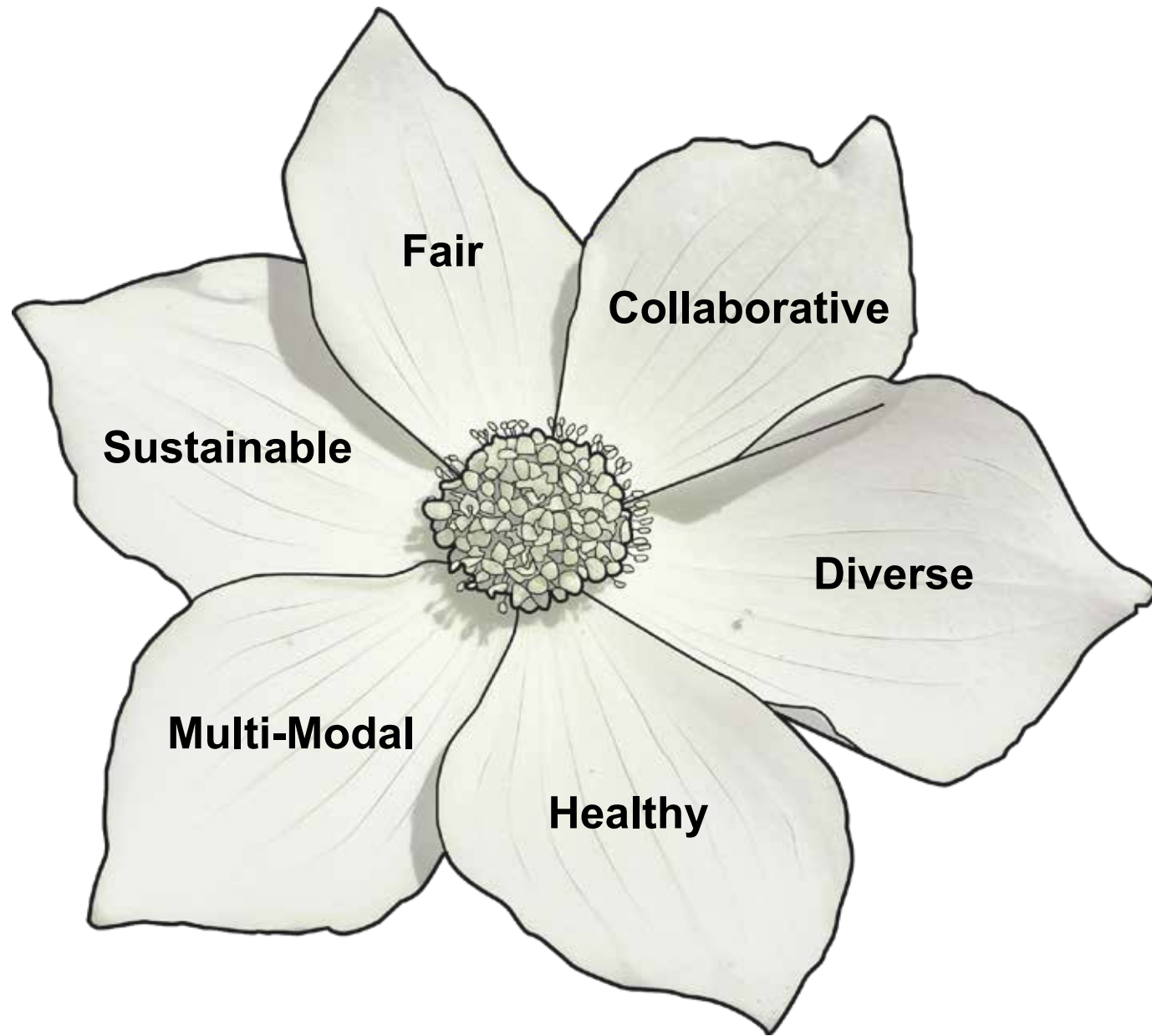
# Vision

Evergreen Terrace is a diverse, accessible, and sustainable mixed-income neighbourhood that provides a range of housing options for people of all ages and backgrounds, and is connected to, and forms an integral part of the city.

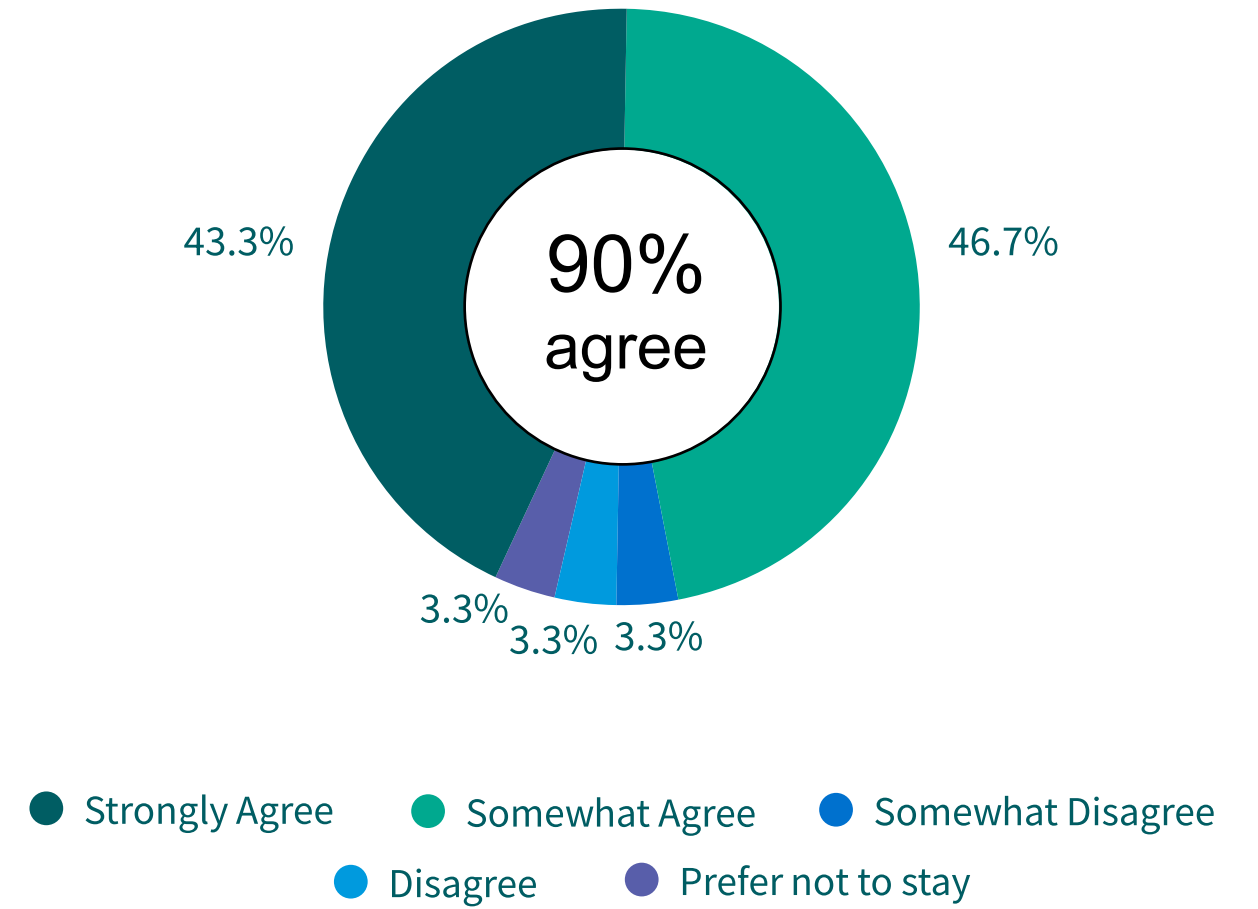
## Respondent Feedback



# Guiding Principles

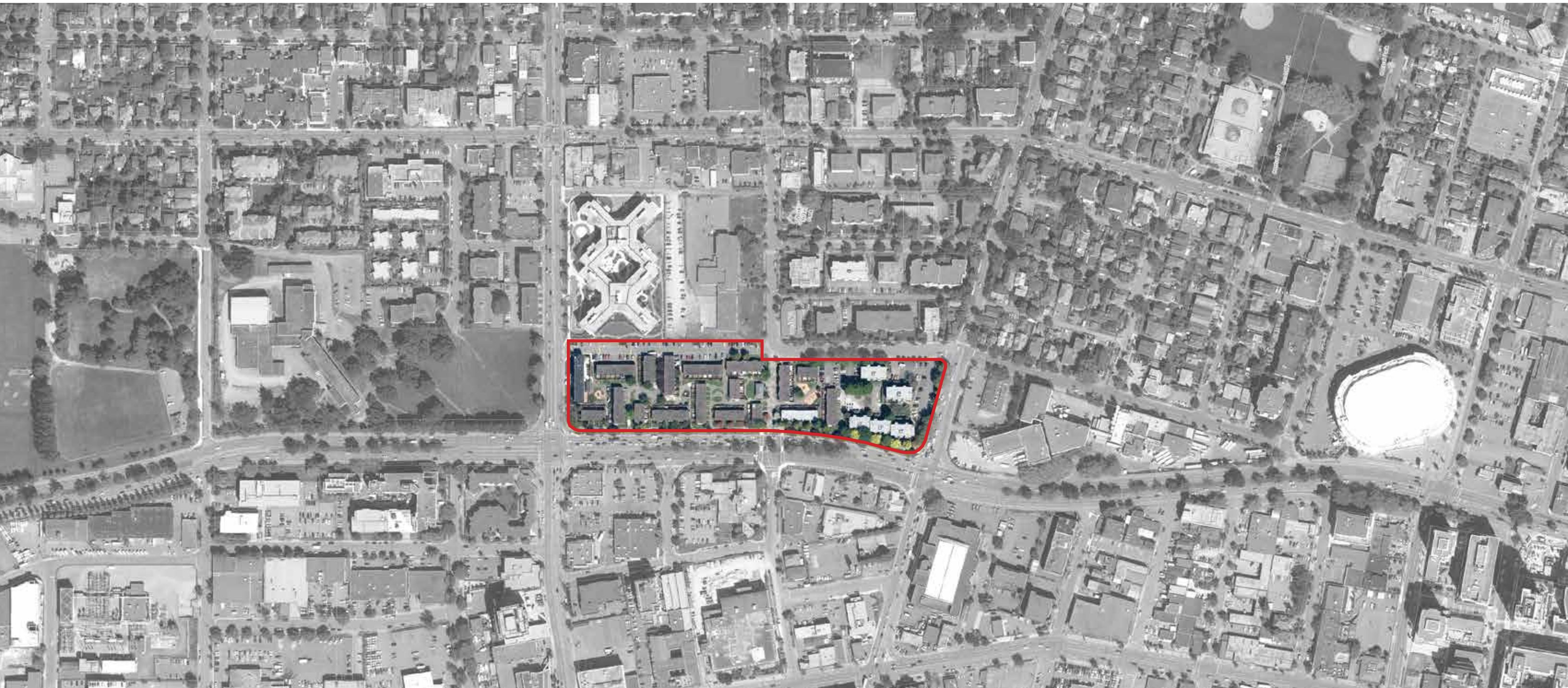
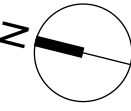


## Respondent Feedback





# Phase 1 Feasibility Study | Site Analysis



Let's Imagine it Together

Ph 1

Info Gathering

Technical Analysis

Conceptual Design

Site Plan Options



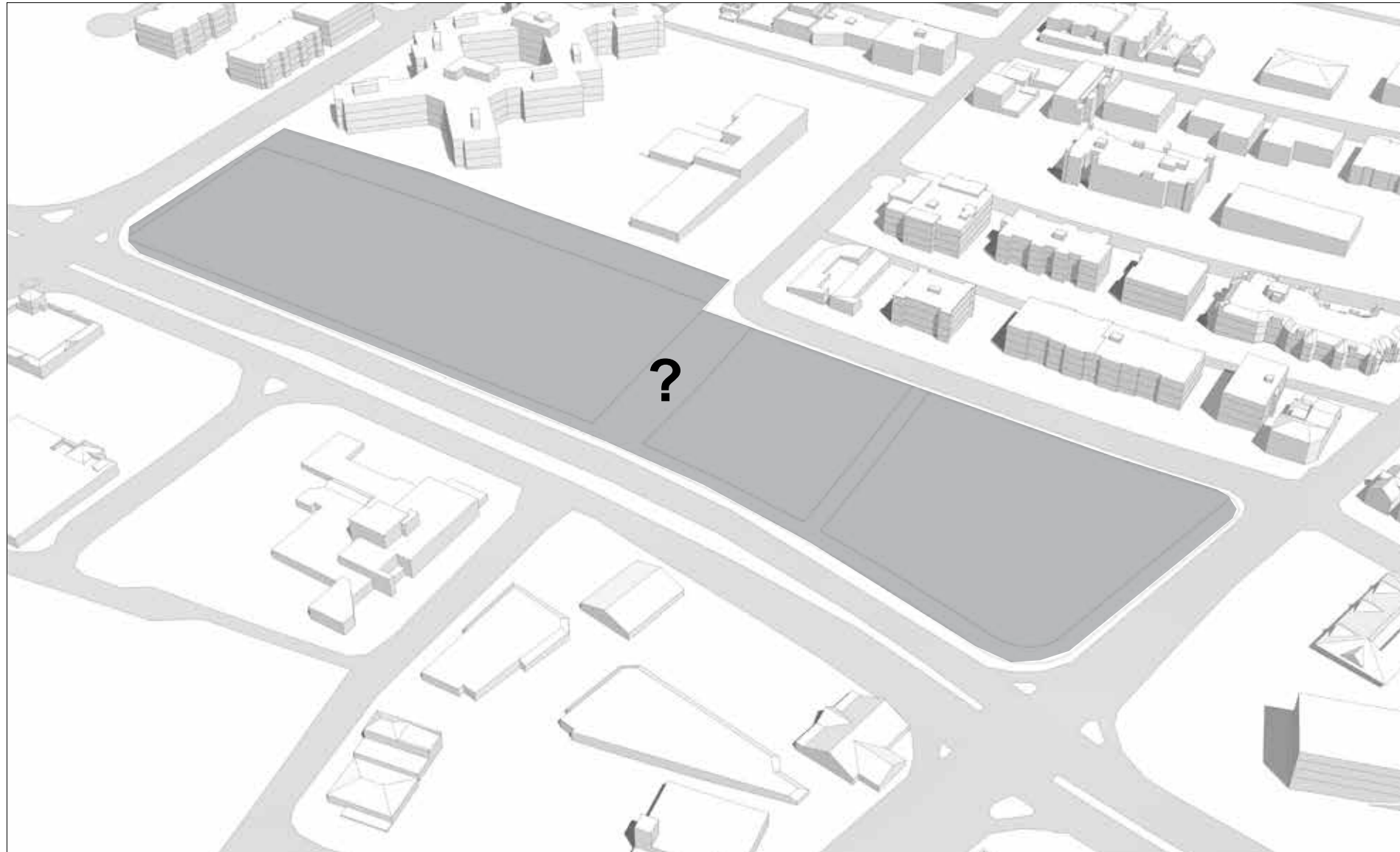
# Existing



195  
residences



# Future



195  
replacement

+

?  
additional



# Site Considerations



Well-located  
(shopping, transit, services)



Adjacent to fast-moving streets



Statutory right-of-ways  
(Kings Road, utilities, etc.)

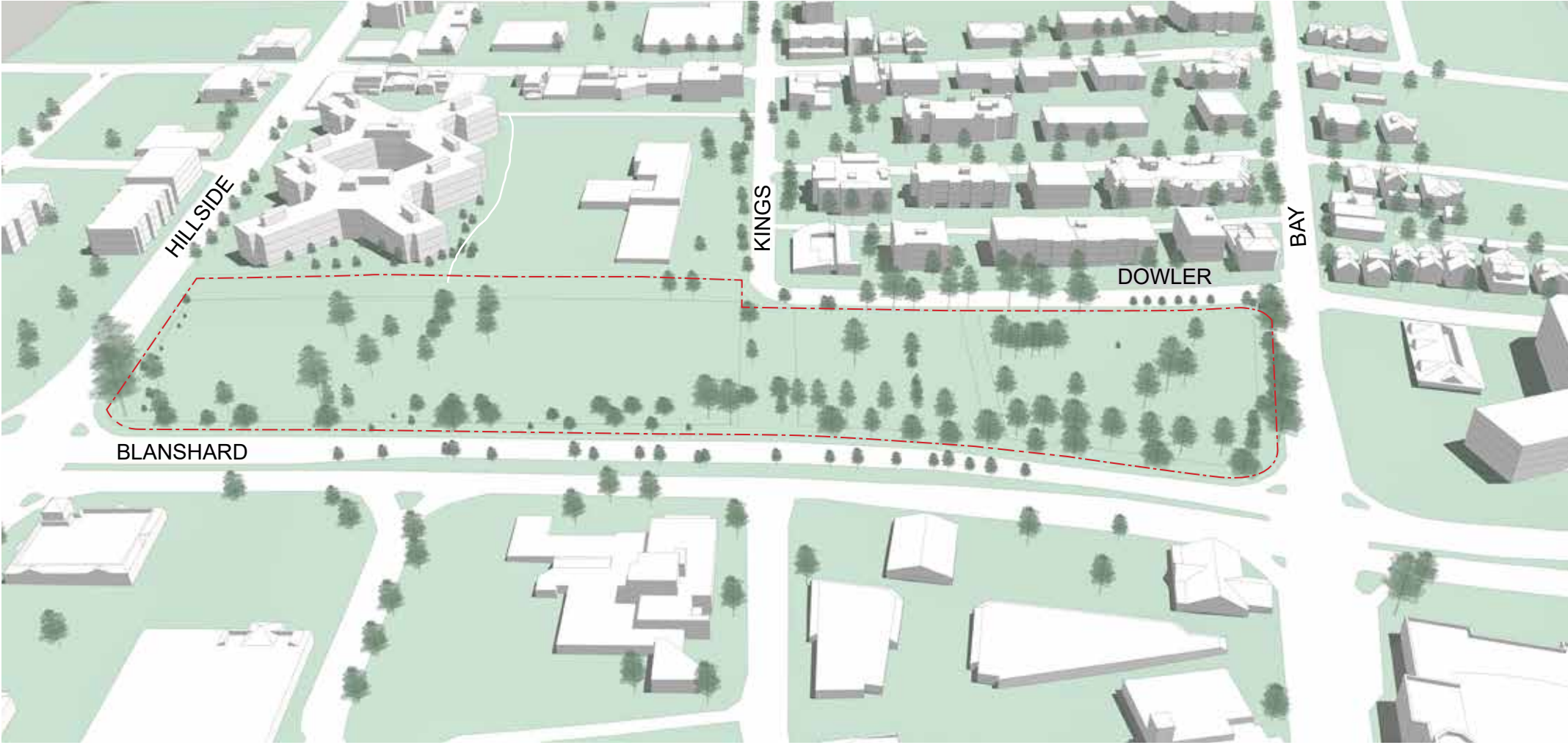



Mature Trees



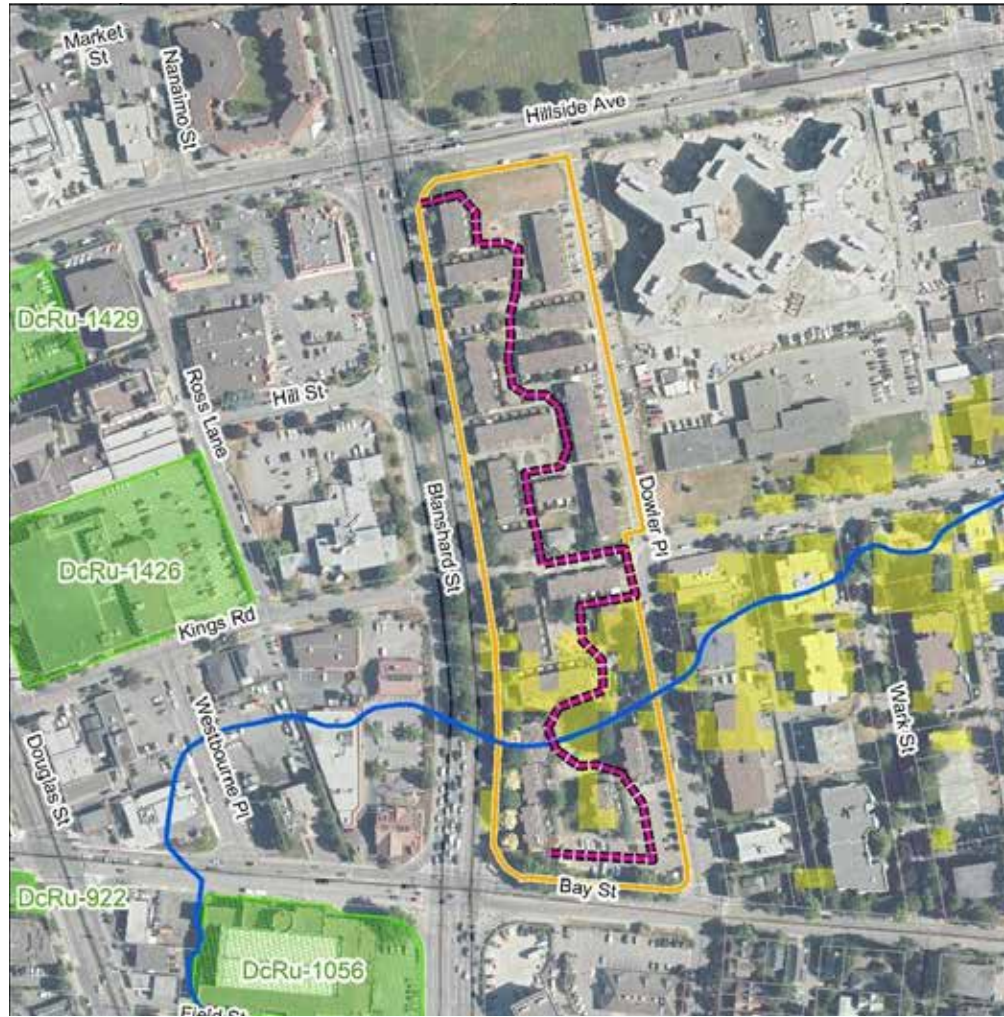
Cherished resident open space

# Site Opportunities

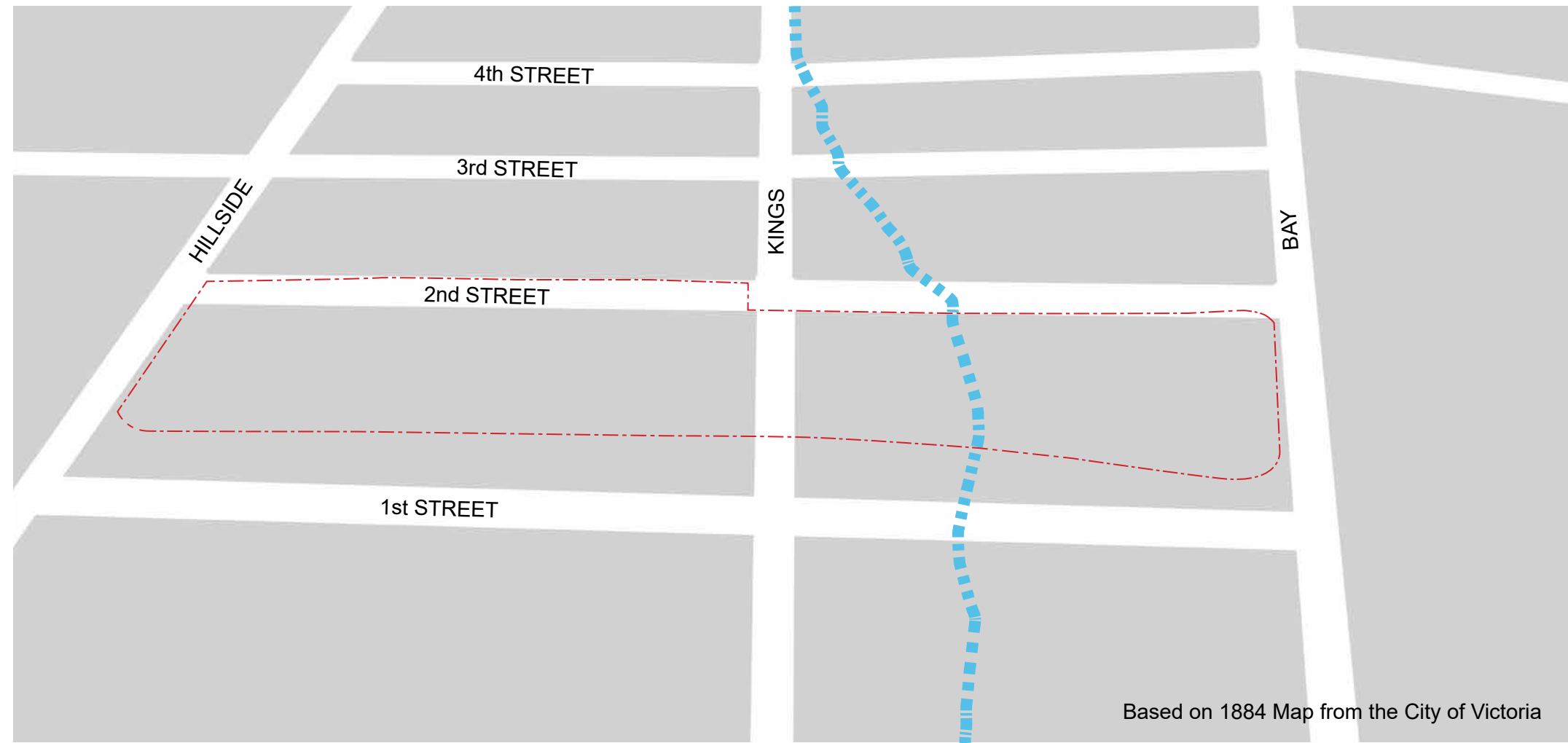


Precedent photo/example 

# History



Archaeological Overview Assessment



## Indigenous history:

- Understand and acknowledge First Nations history

## Natural history:

- Commemorate historic Rock Bay Creek

## Development history:

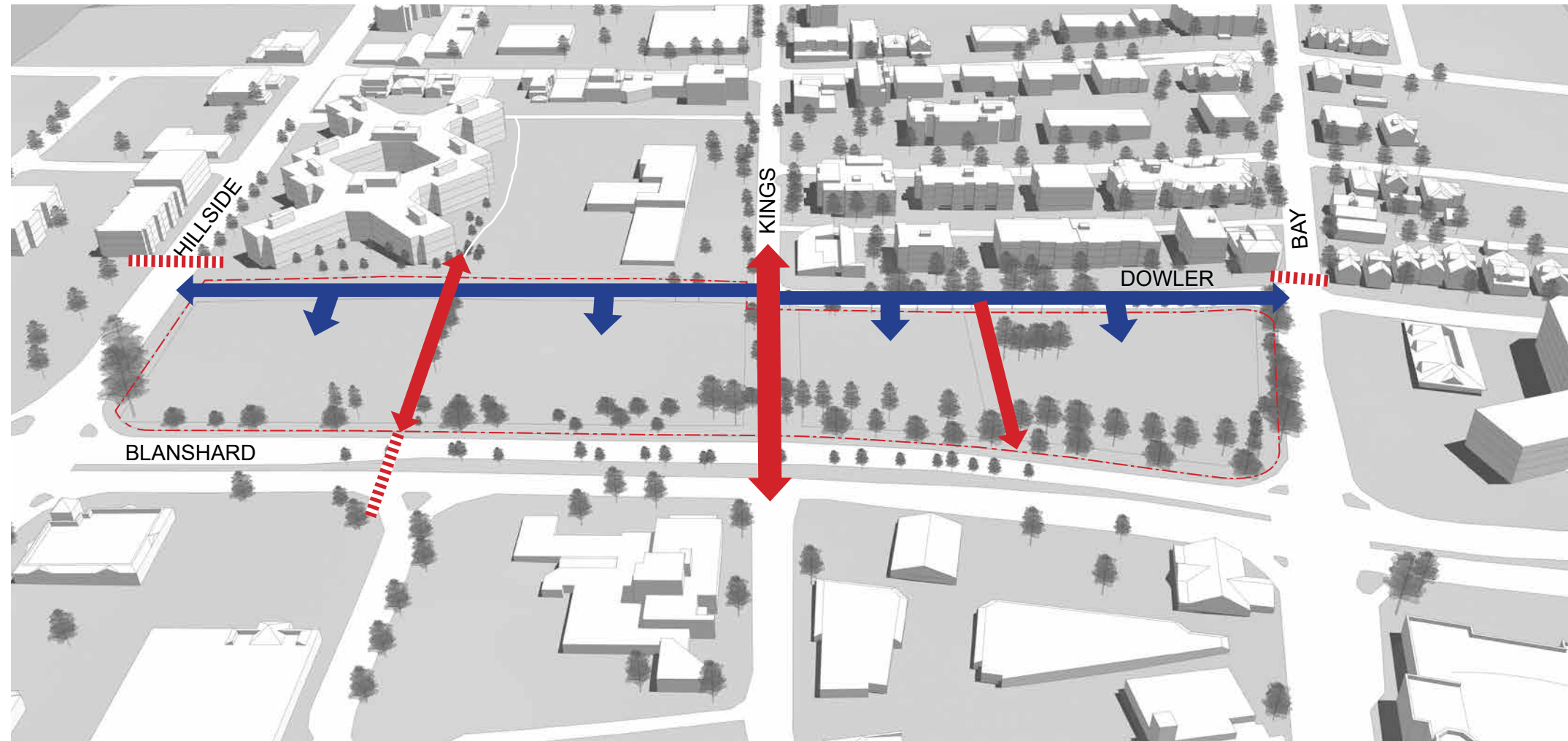
- Study past land use patterns and neighbourhood development

# Existing Trees



- Retain mature, healthy trees
- Add new trees

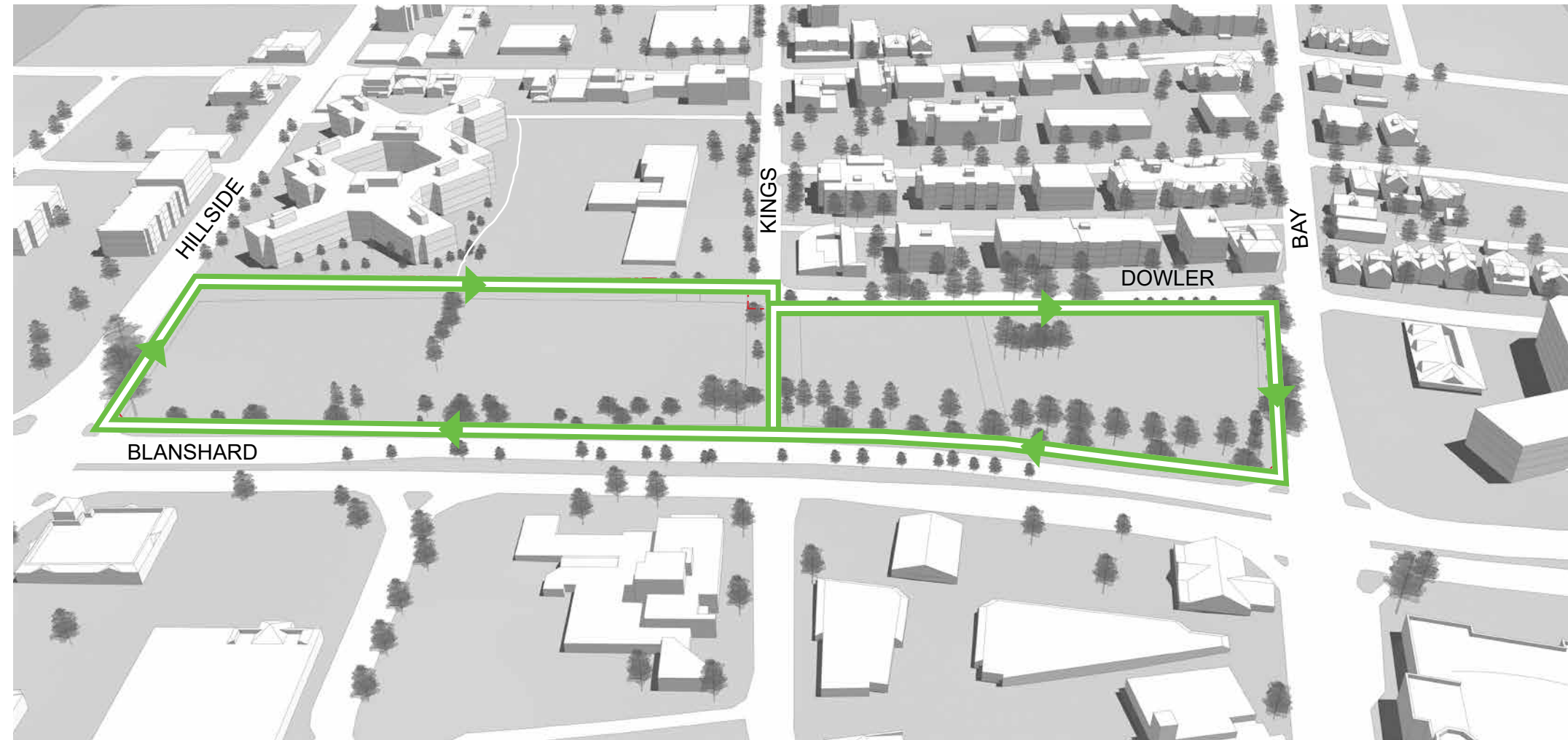
# Connection and Access



- Improve existing neighbourhood connections - Kings, Bay, Dowler
- Make new connections - ie. Summit, Hillside crosswalk
- Parking, loading, service access off of Dowler Place and Dowler Lane

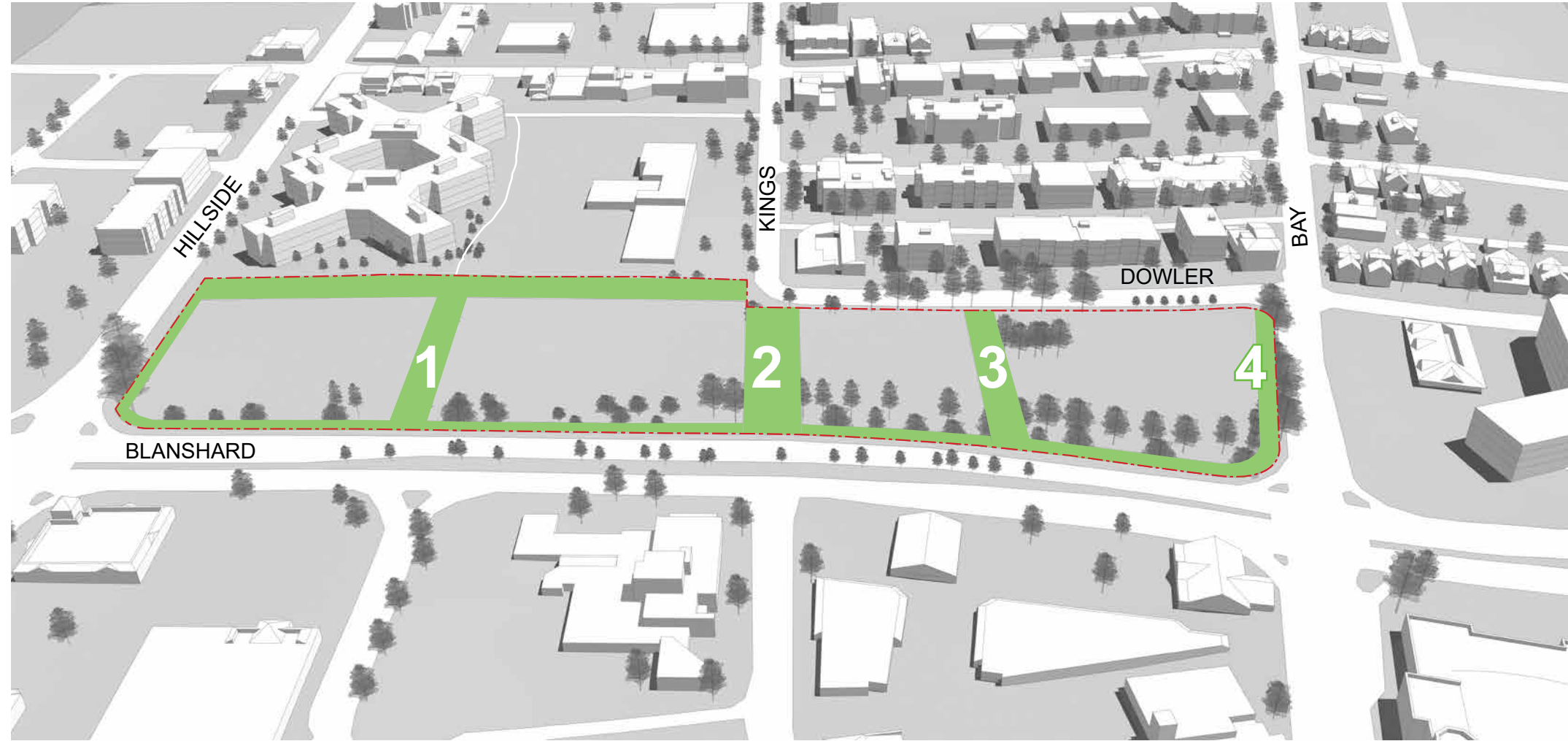


# Circular Walking and Cycling Route



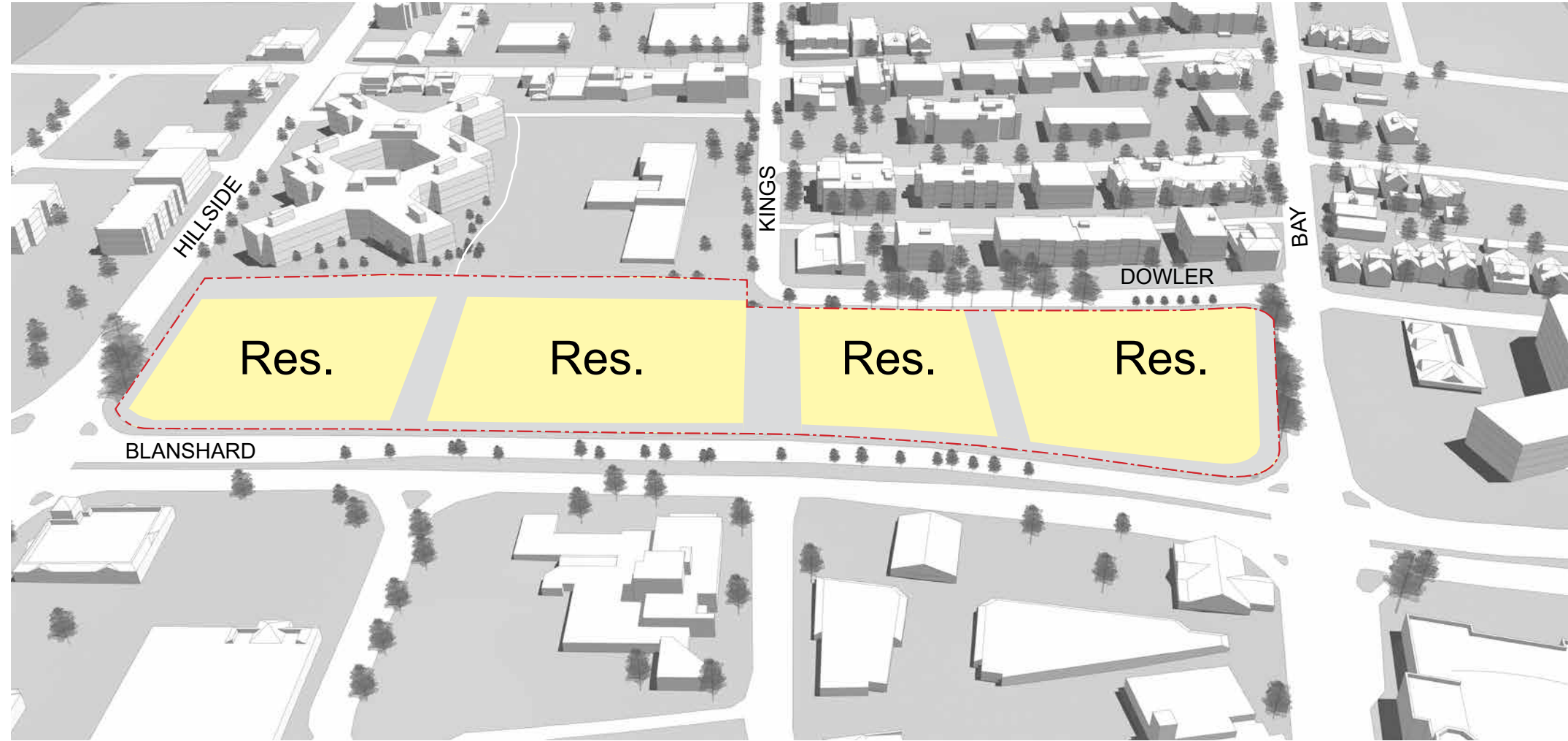
- Separated from traffic on Bay, Blanshard, Hillside
- Multi-modal: cycling, walking, rolling
- Landscape, trees

# Public Open Space Network



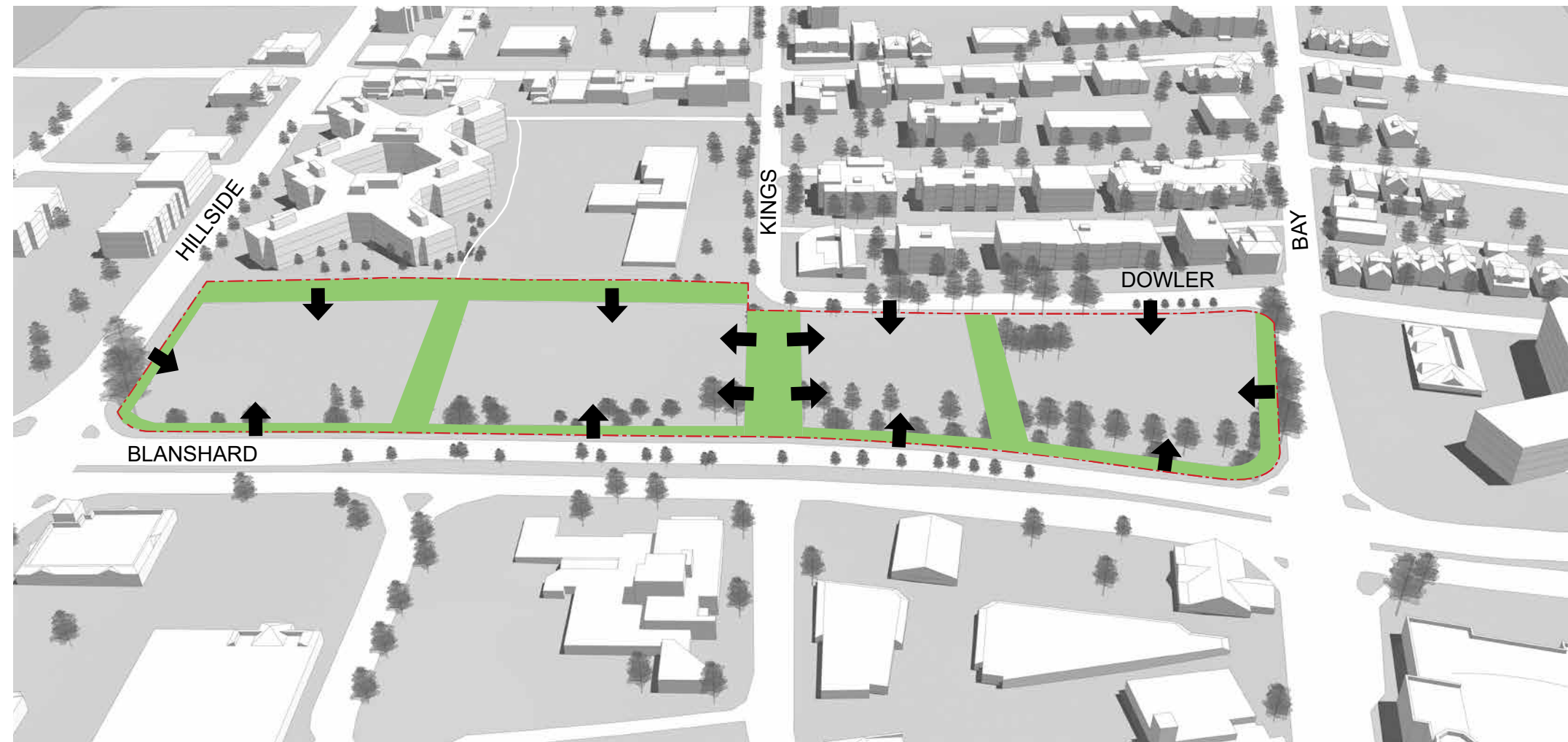
1. Connection to Summit
2. Central Kings Road Plaza
3. Rock Bay Creek
4. Circular route /Dowler Lane

# Resident Only Space



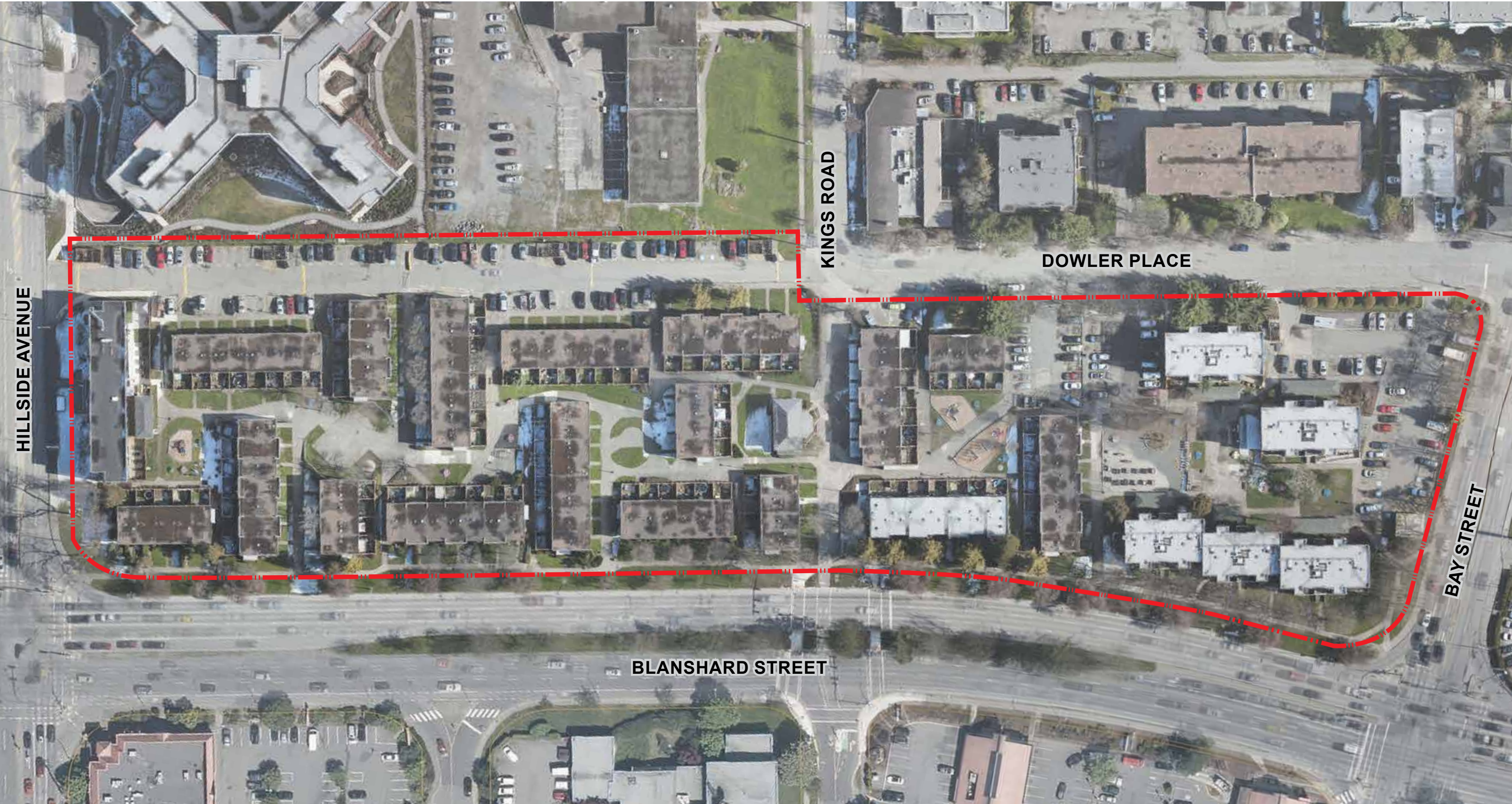
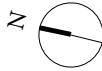
- Courtyard open spaces and landscaped areas for resident use
- Programmed rooftops for use by building residents
  - ie. seating, gardens, play areas

# Visible and Connected to Streets



- Ground-oriented units
- Entrances and exits located along main routes
- Non-residential uses in key locations
  - ie. multi-purpose rooms, daycare, resident amenities

# Existing Open Spaces



**KINGS ROAD**

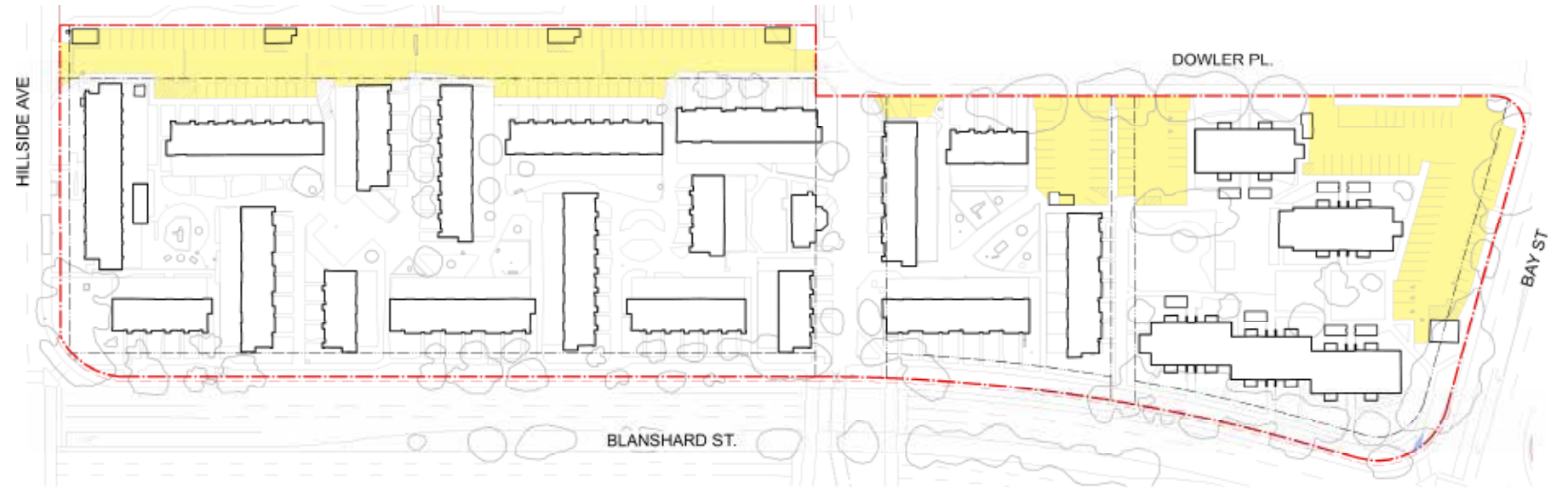
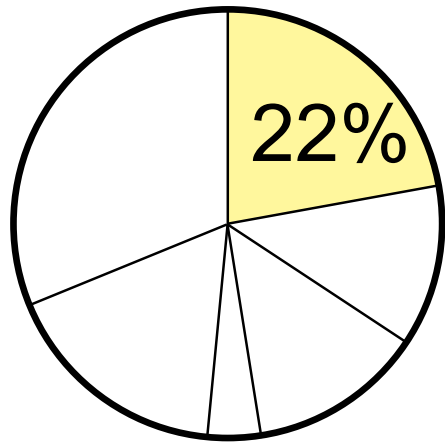
**DOWLER PLACE**

**HILLSIDE AVENUE**

**BAY STREET**

**BLANSHARD STREET**

# Parking | Existing

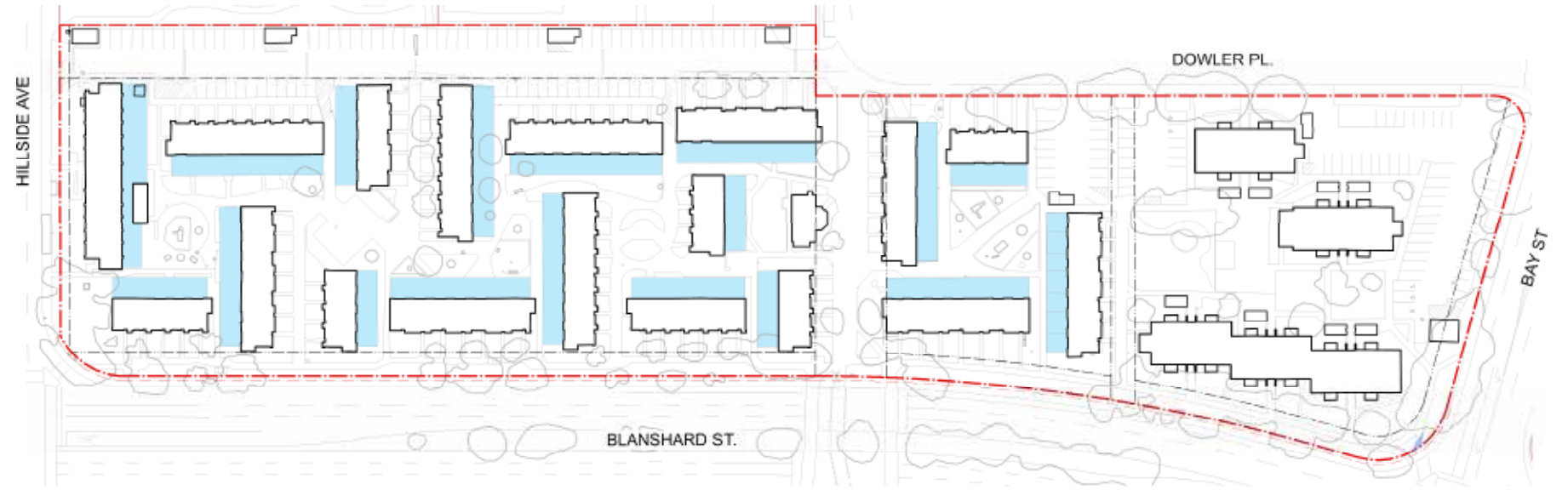
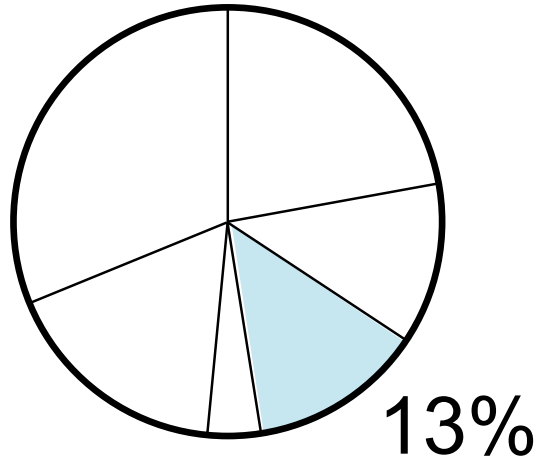


# Parking | Future

- Accessible pick and drop off area
- Underground Parking
- Secure Bicycle Parking



# Private Open Space | Existing



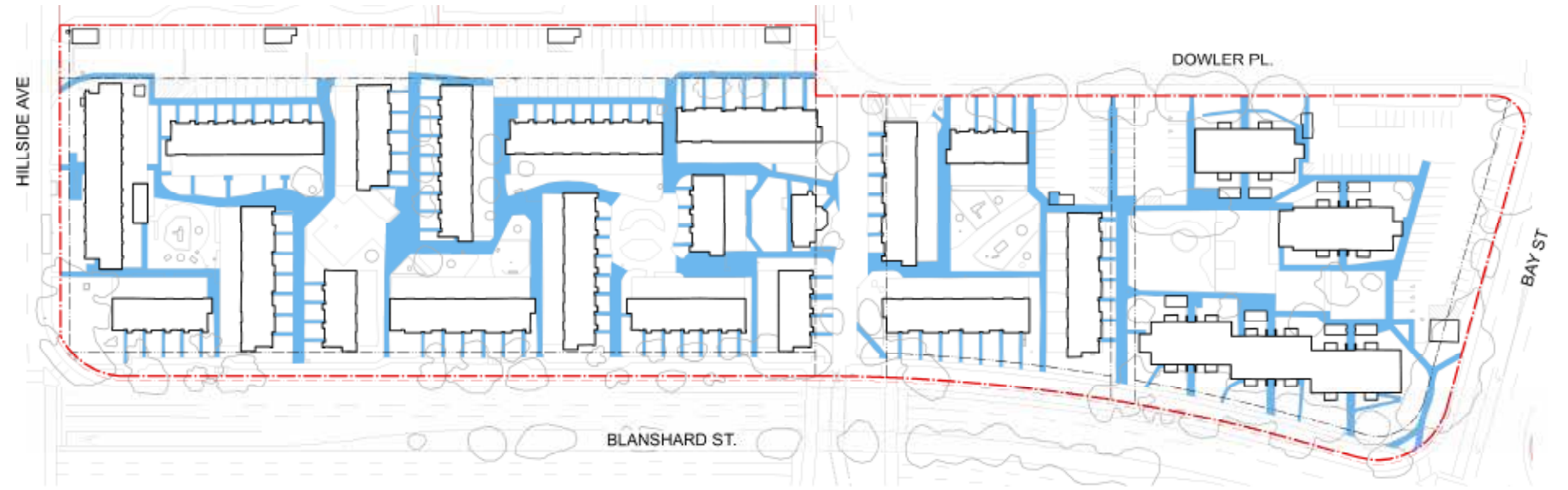
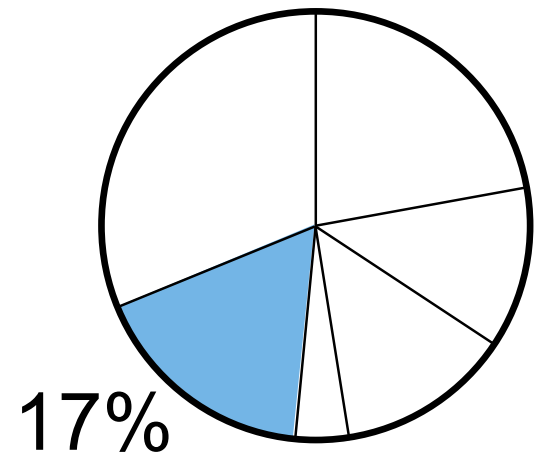


# Private Open Space | Future

- Patios
- Balconies



# Semi-private Circulation | Existing

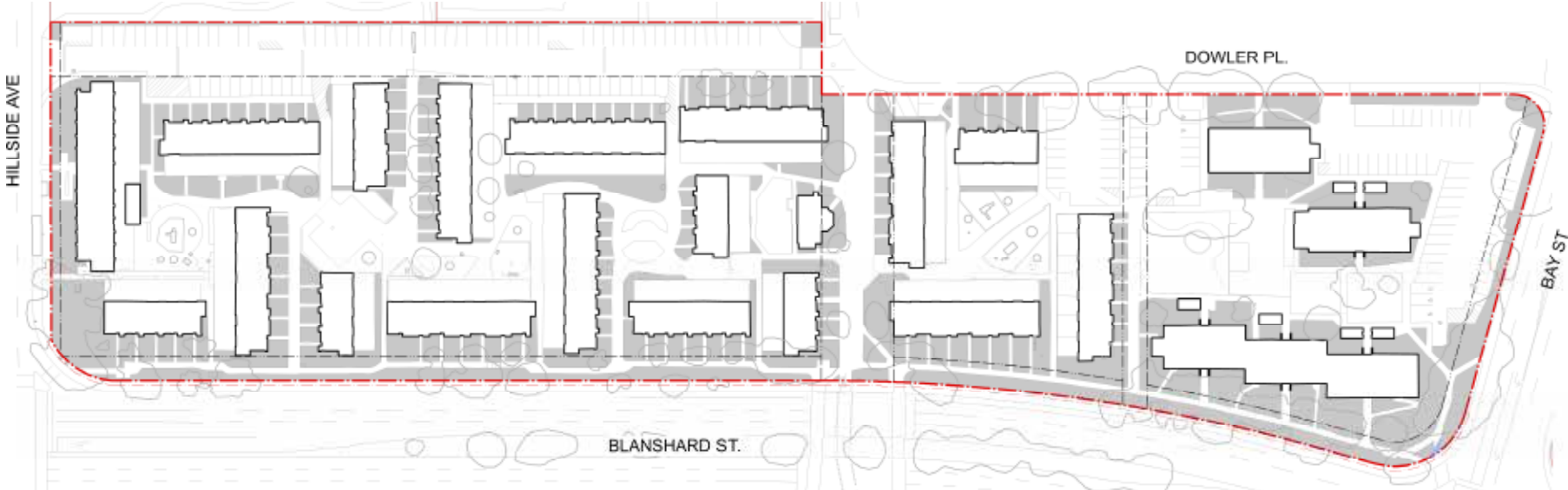
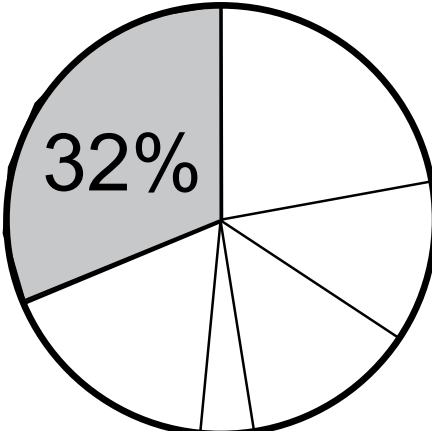


# Semi-private Circulation | Future

- Clearly defined
- Safe and secure

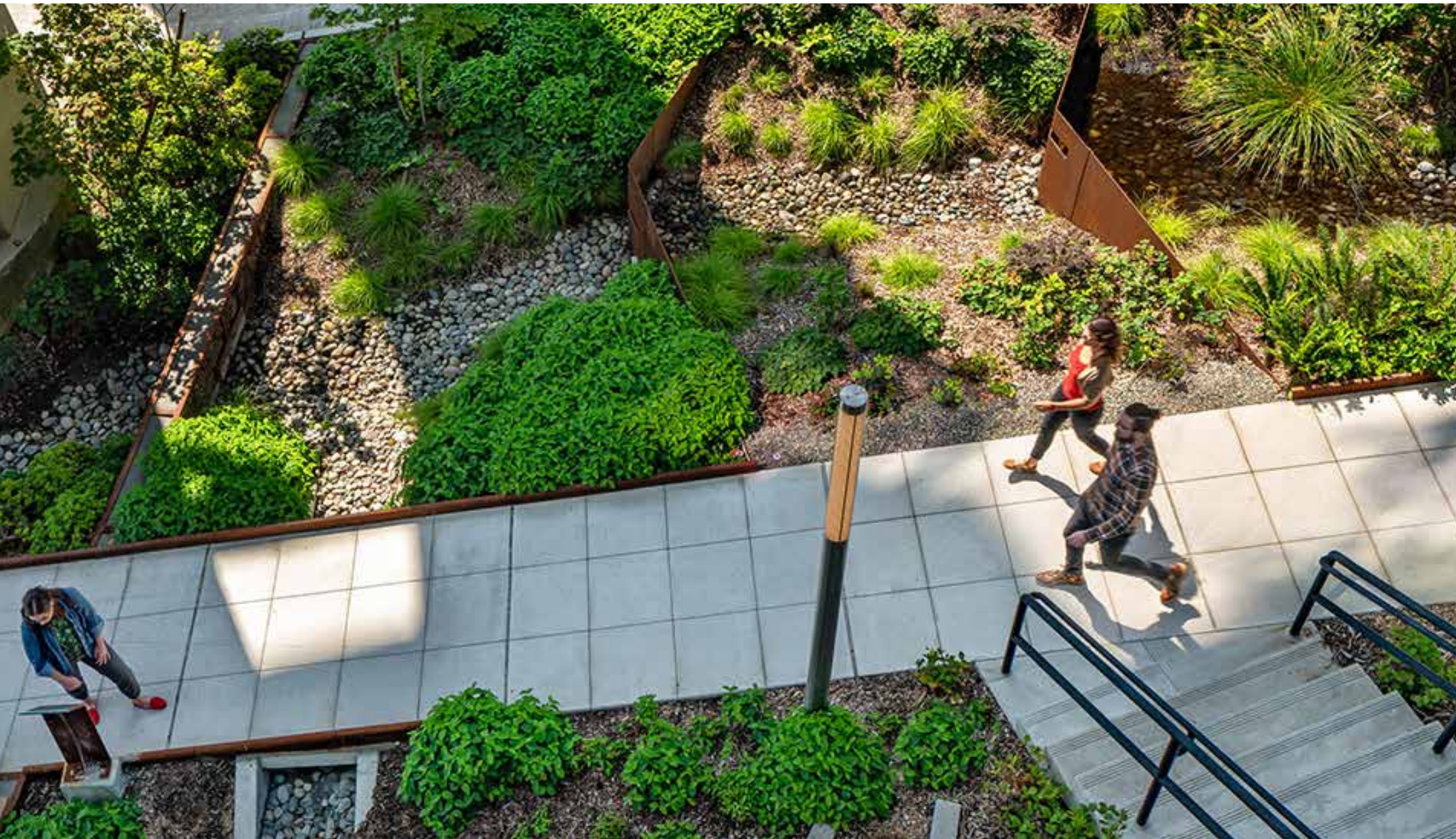


# Lawns + Grass Edges | Existing

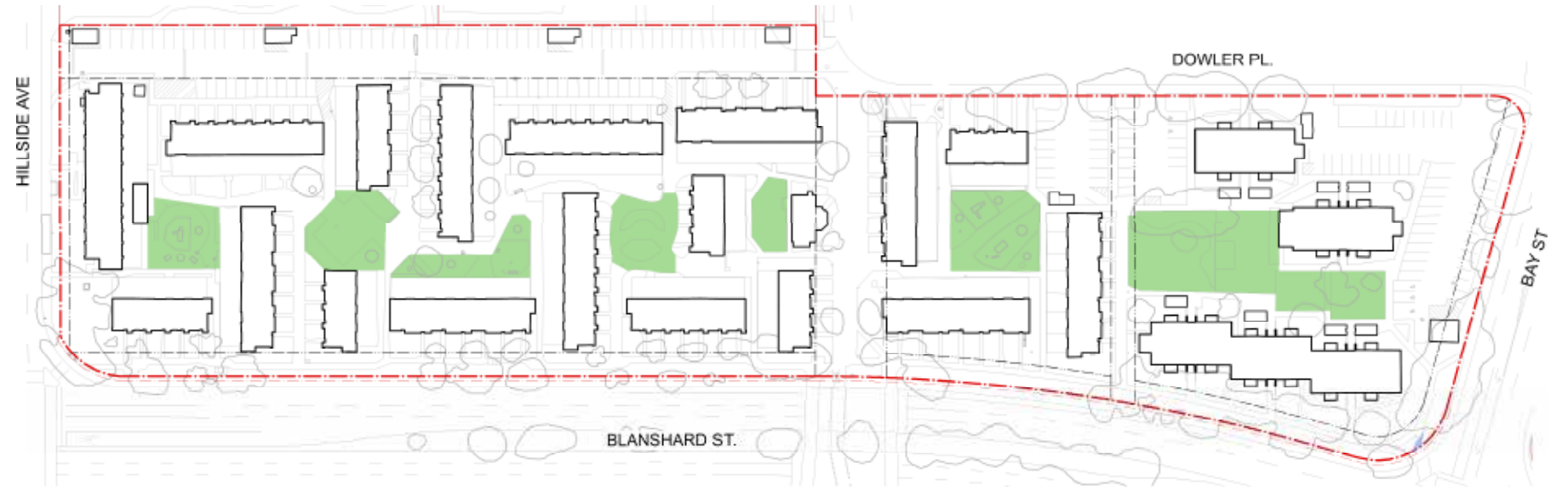
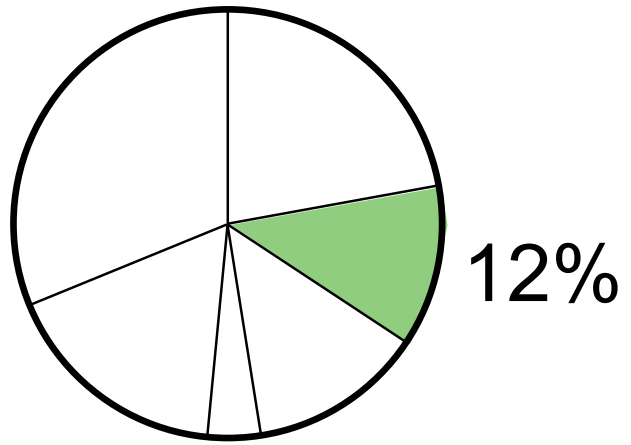


# Lawns + Grass Edges | Future

- Landscaping (low maintenance, edible, seasonal interest)
- Usable (seating, lighting, etc.)
- Transition from public to semi-private/private space

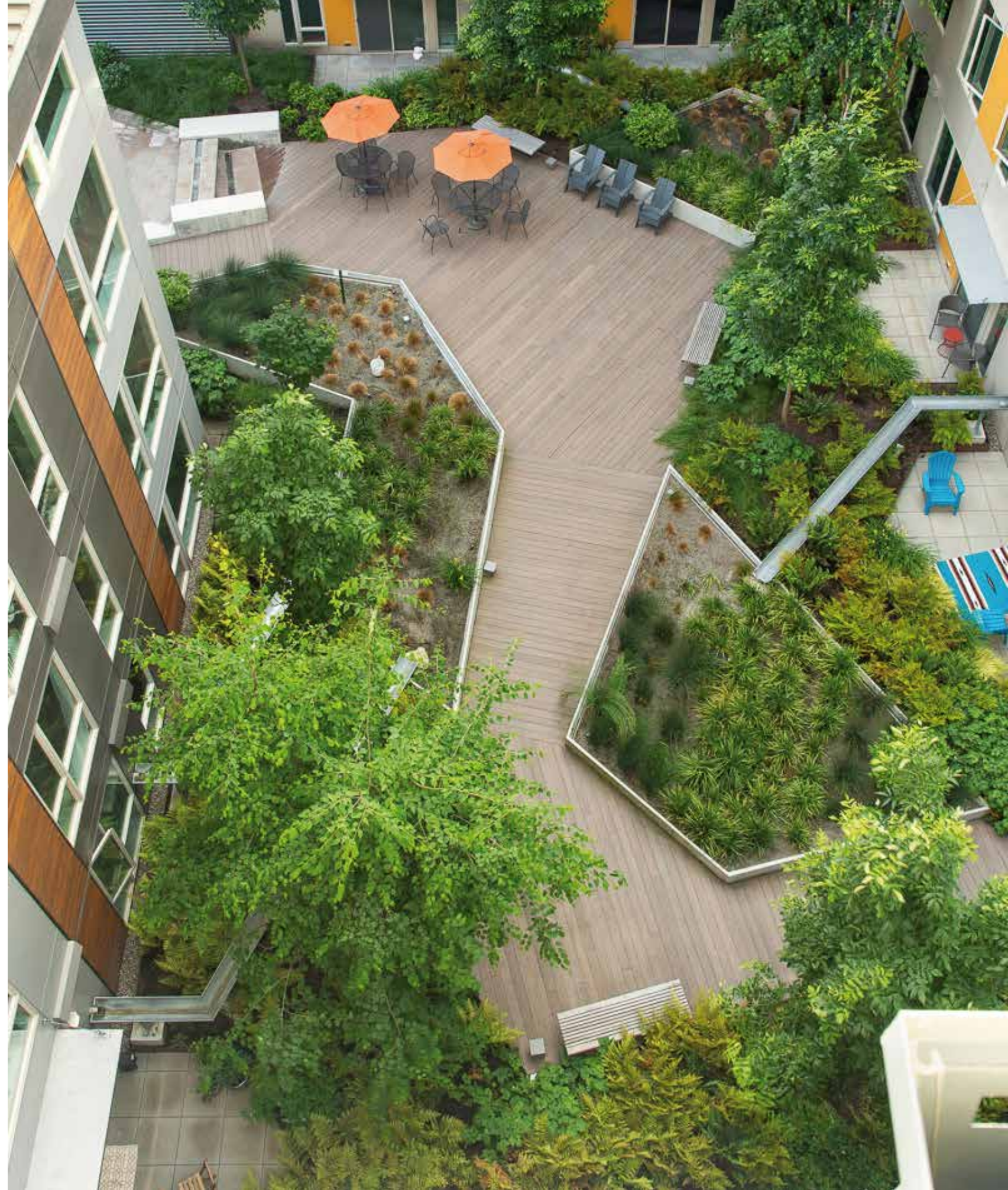


# Resident Open Space | Existing

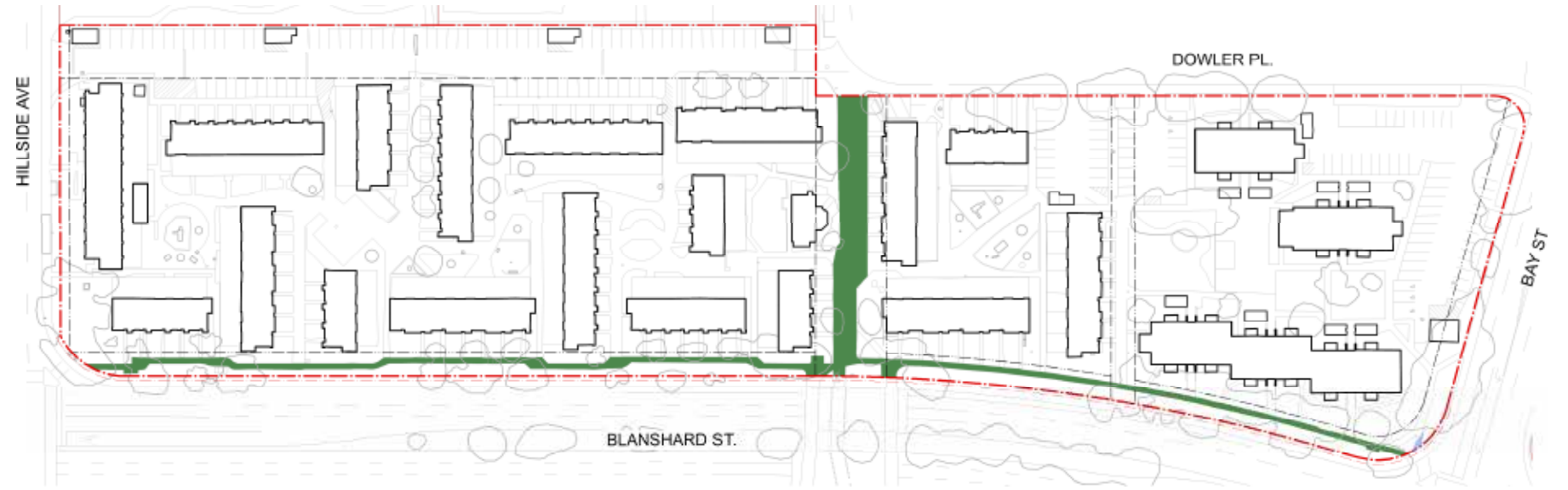
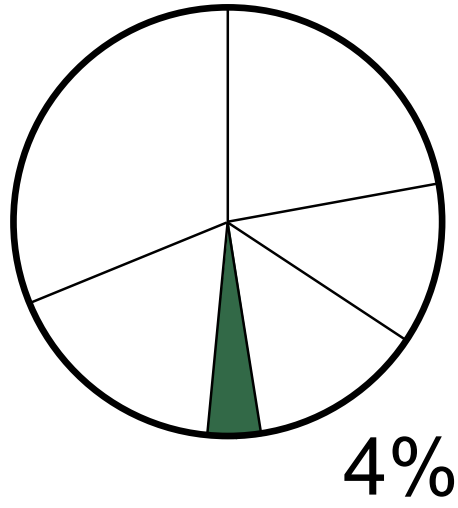


# Resident Open Space | Future

- Courtyards
- Rooftops Gardens and Play Areas



# Public Open Space | Existing





# Public Open Space | Future

- Neighbourhood Plaza
- Naturalized Landscaping



# Future Open Spaces for Everyone



Large



Small

# Future Open Spaces for Everyone



Hard



Soft

# Future Open Spaces for Everyone



Active



Quiet

# Future Open Spaces for Everyone

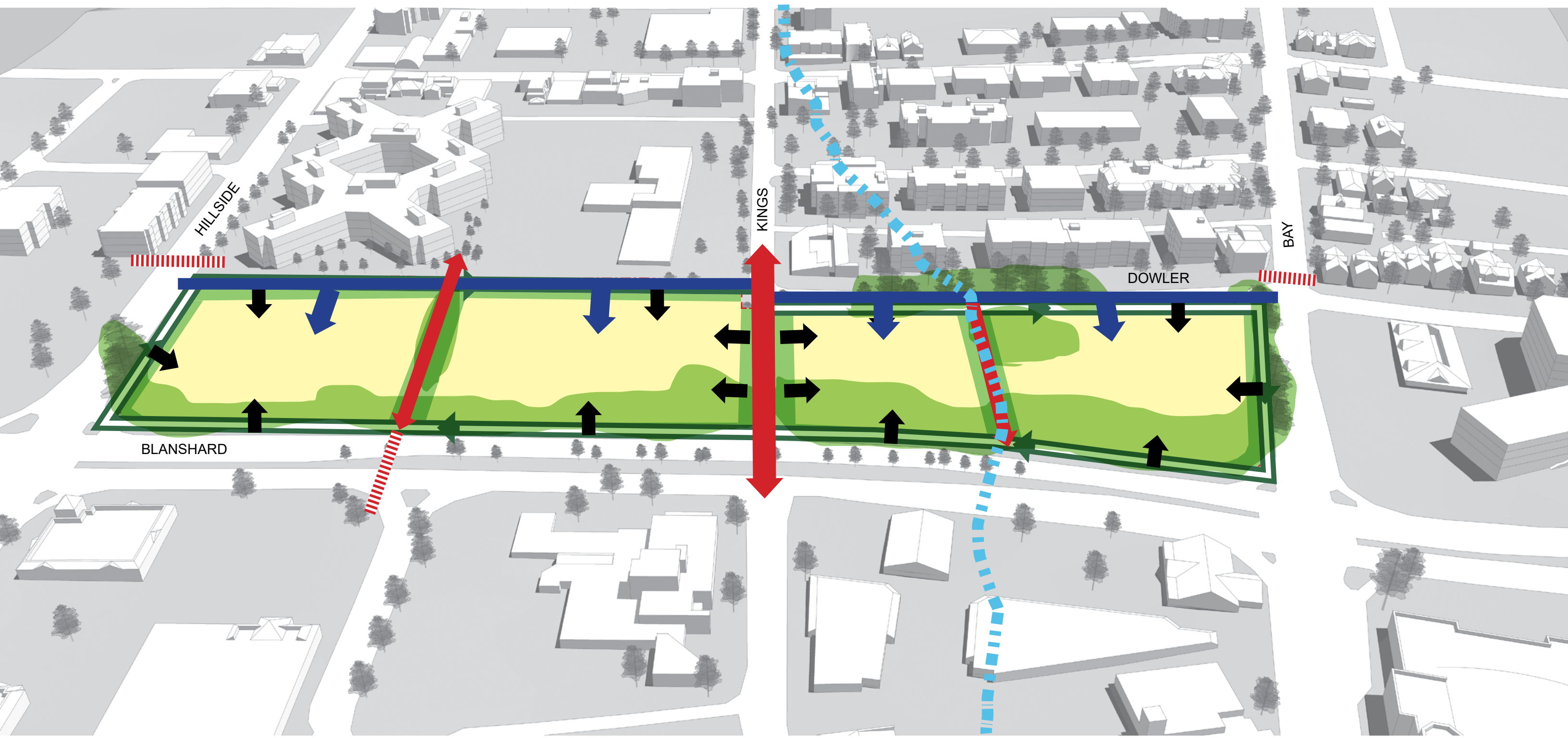


Young



Young at heart

# Site Planning Framework



## Next Steps:

### October - December +

- Stakeholder Engagement Activities
- Conceptual Plan Development

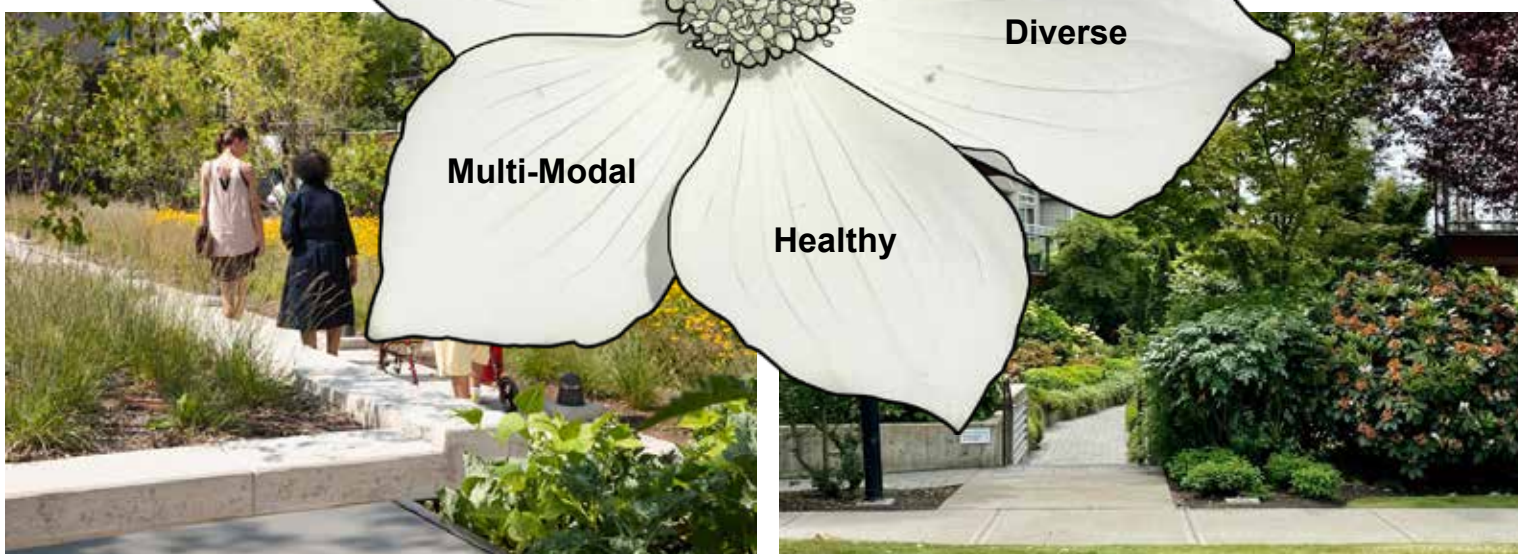
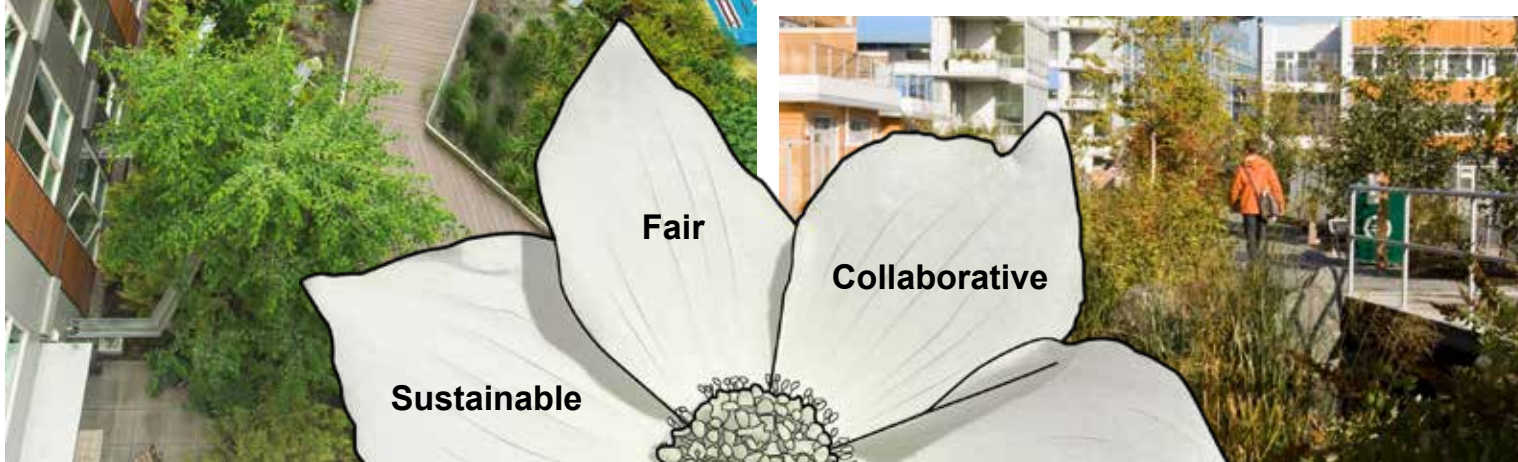
## Questions:

Email: [EvergreenTerrace\\_Redev@bchousing.org](mailto:EvergreenTerrace_Redev@bchousing.org)

[www.letstalkhousingbc.ca/victoria-evergreen-terrace](http://www.letstalkhousingbc.ca/victoria-evergreen-terrace)

Thank you!





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